

DATE SUBMITTED: 9-2-92

PERMIT # 42824 ✓

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

\$

BLDG ADDRESS: 1715 N. 18<sup>TH</sup> ST

SQ. FT. OF BLDG: 1600

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 9340

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-123-08-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
ONE

PROPERTY OWNER: AZELL CHASE

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1715 N 18<sup>TH</sup> ST

RESIDENCE

PHONE: 243-1216

DESCRIPTION OF WORK AND INTENDED USE:  
EXTEND LIVING ROOM 5'

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: Winston K. Ashlock

APPROVED BY: 9/4/92

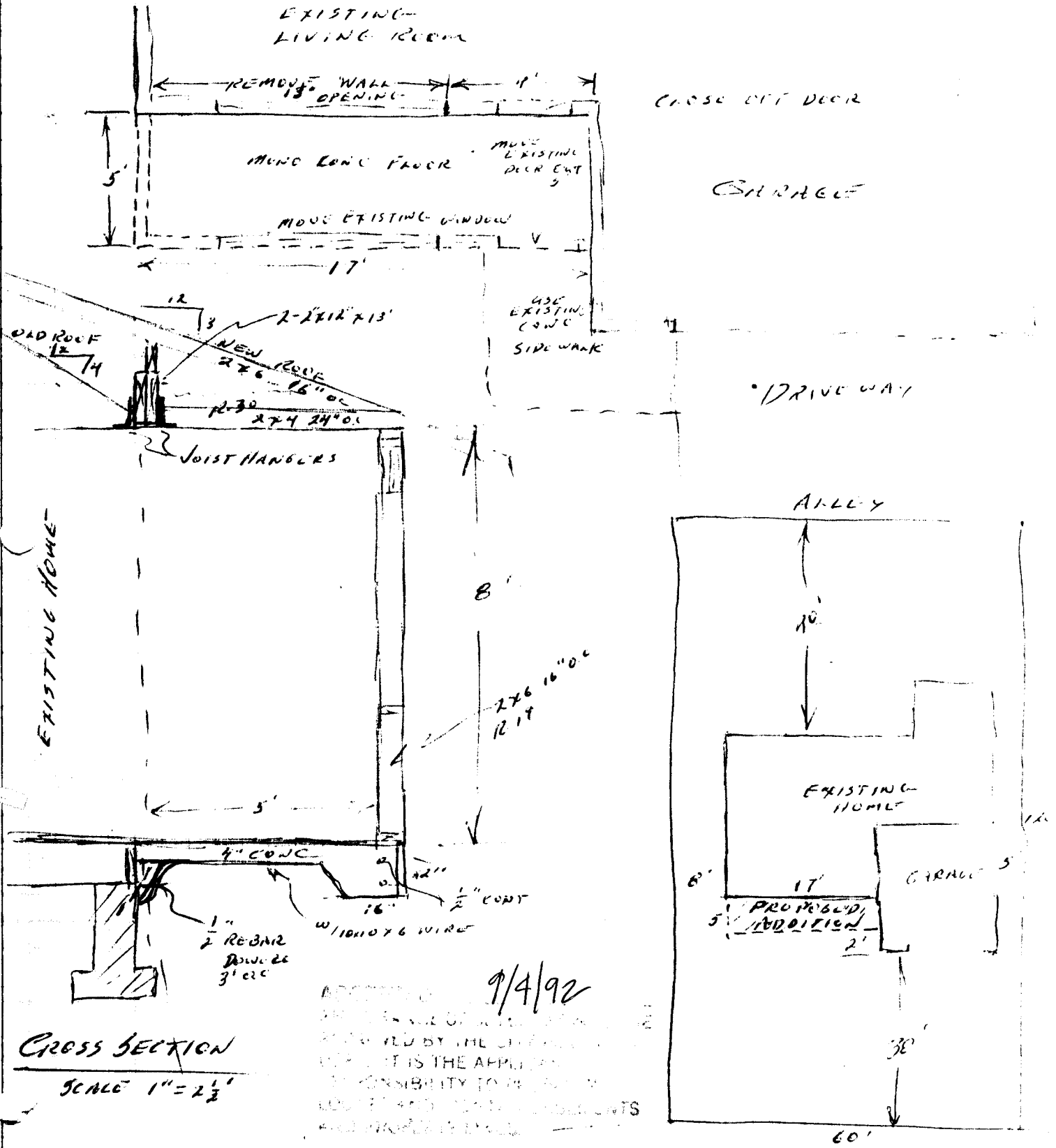
Rocky Phillips  
SIGNATURE

**PHILLIPS CONSTRUCTION COMPANY**

345 33 Rd.  
Palisade, Colorado 81526  
434-6637

Client A. CHASE  
Project 1715 N 18TH ST  
Subject LIVING ROOM EXTENSION

Sht      of       
Job       
Date 9-1-92  
by     



APPROVED 9/4/92  
BY THE CITY ENGINEER  
IT IS THE APPLICANT'S  
RESPONSIBILITY TO OBTAIN  
NECESSARY PERMITS  
AND APPROVALS FROM  
THE CITY ENGINEER

18TH STREET  
**Plot Plan**