

DATE SUBMITTED: 2/19/92

PERMIT NO. 40982 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 518 N. 22nd Street

SQ. FT. OF BLDG: 1000

SUBDIVISION Mesa Gardens

SQ. FT. OF LOT: 9050

FILING # _____ BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-131-16-012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Robert & Nancy Witt

USE OF EXISTING BUILDINGS: residence

ADDRESS 2881 Unaweeep Ave.

TELEPHONE: 243-3236

DESCRIPTION OF WORK AND INTENDED USE: remodel and 400 sq addition

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RBF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 REAR 15

CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Portner
Department Approval
2/19/92
Date Approved

Willie H. [Signature]
Applicant Signature
2-19-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



Hilgenfeld Construction

FOR ALL YOUR BUILDING NEEDS

P.O. Box 1131 • 683 25 Road

Grand Junction, CO 81502

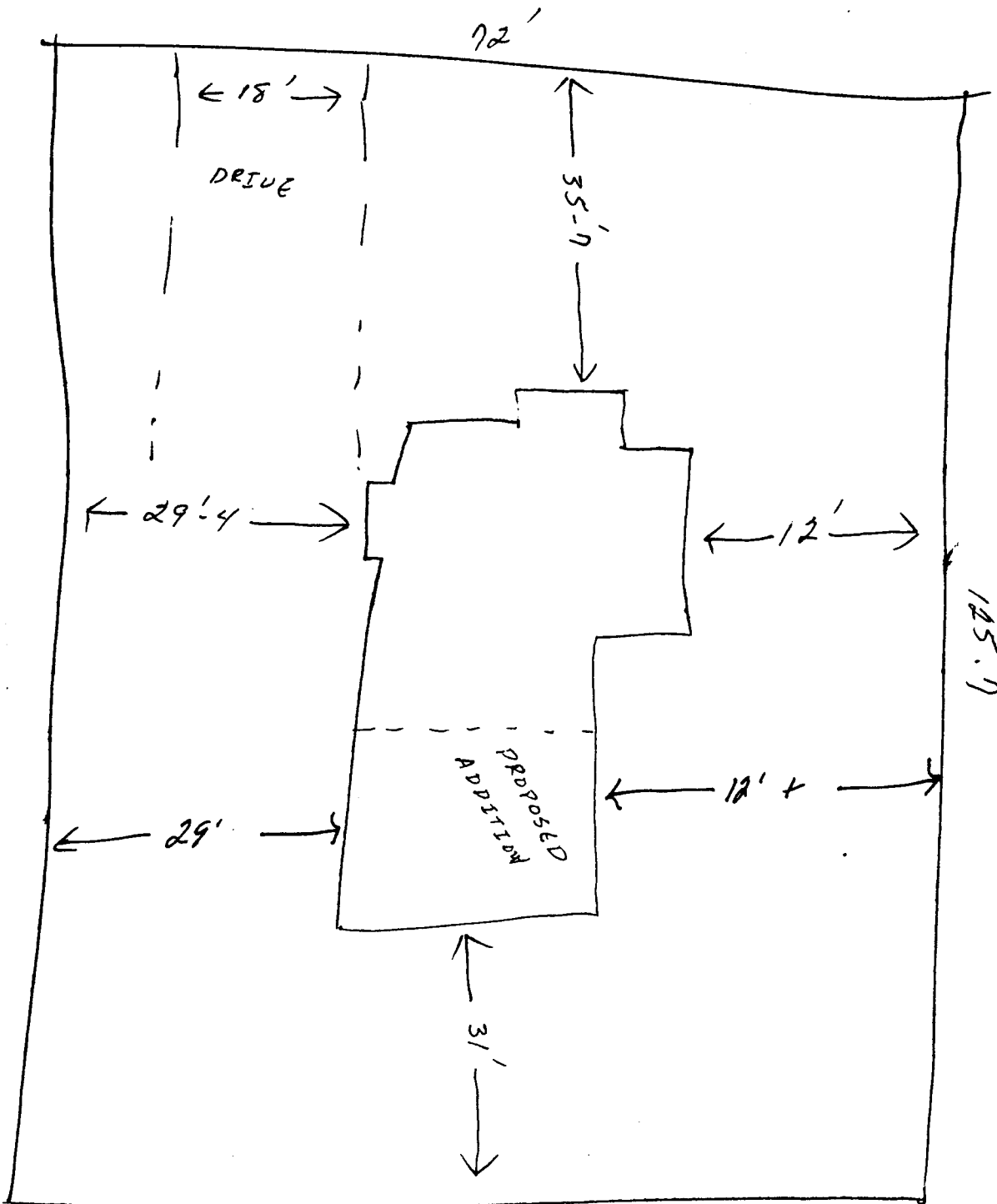
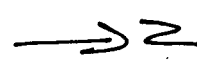
(303) 243-4048



Residential

ACCEPTED HP 2/19/92
ALL TRACKS MUST BE
APPROVED BY PLANNING
DEPARTMENT. PROPERLY
LOCATED AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

22 ND ST



25F