

DATE SUBMITTED: 11-4-92

PERMIT NO. 43439 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2030 N. 26th ST

SQ. FT. OF BLDG: 1248

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 11,200

FILING # \_\_\_\_\_ BLK # 1 LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-10-013

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

OWNER Roger Whitaker

USE OF EXISTING BUILDINGS: Residence

ADDRESS 2030 N. 26th ST

TELEPHONE: 241-7939

DESCRIPTION OF WORK AND INTENDED USE: 12 x 16 Room 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 RSF-8

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

SETBACKS: FRONT 45'

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

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

4-4-92  
Date Approved

11-4-92  
Date

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



26'

EXISTING  
HOUSE

2-1/2' X 1/2'

Bill. Heater

ACCEPTED  
BY CHANGE OF SERVICE  
APPROVED BY THE CITY PL  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

24'

Property Line