

DATE SUBMITTED: 12/14/92

PERMIT NO. 43739 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 545 29 Rd.

SQ. FT. OF BLDG: 1500

SUBDIVISION _____

SQ. FT. OF LOT: 30,000

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-074-00-019

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

OWNER Frank Vance

USE OF EXISTING BUILDINGS: single family

ADDRESS 545 29 Rd.

DESCRIPTION OF WORK AND INTENDED USE: AD SE Addition / Air Lock Entry

TELEPHONE: 245-6176

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

FOR OFFICE USE ONLY

ZONE RSE-B

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from prop.

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5 REAR 15

CENSUS TRACT: 6 TRAFFIC ZONE: 30

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.

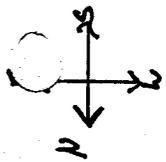
Angeline Barrett
Department Approval

C. Eddy
Applicant Signature

12/14/92
Date Approved

12-14-92
Date

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



29' R.R.

Prop. Line

35'

8'

5'

15'

20'

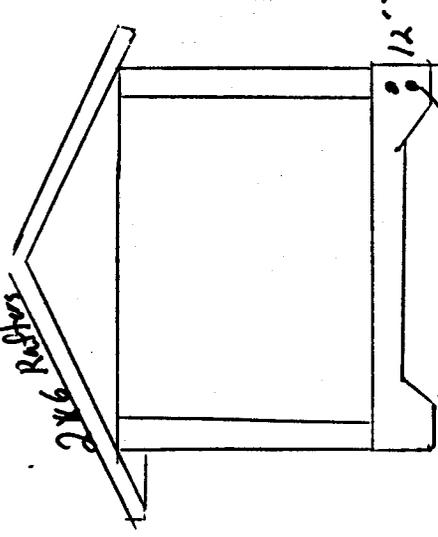
Existing House

60'

Accepted - a built

ACCEPTED - A BUILT
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE RESPONSIBILITY
 OF THE APPLICANT TO PROPERLY
 LOCATE ALL UTILITY EASEMENTS
 AND PROPERTY LINES.

2x6 Rafters



#4 Rebar