

DATE SUBMITTED: 7/2/92

PERMIT NO. 42223 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2057 Hawthorne

SQ. FT. OF BLDG: _____

SUBDIVISION Spring Valley

SQ. FT. OF LOT: 80 x 110 = approx

FILING # 4 BLK # 14 LOT # 26

NO. OF FAMILY UNITS: 2F

TAX SCHEDULE # 2945-01-14-026

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

OWNER Richard Godwin

USE OF EXISTING BUILDINGS: Home

ADDRESS 2057 Hawthorne

DESCRIPTION OF WORK AND INTENDED USE: Kitchen Addition

TELEPHONE: 245-6165 - Tom Martin

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-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

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

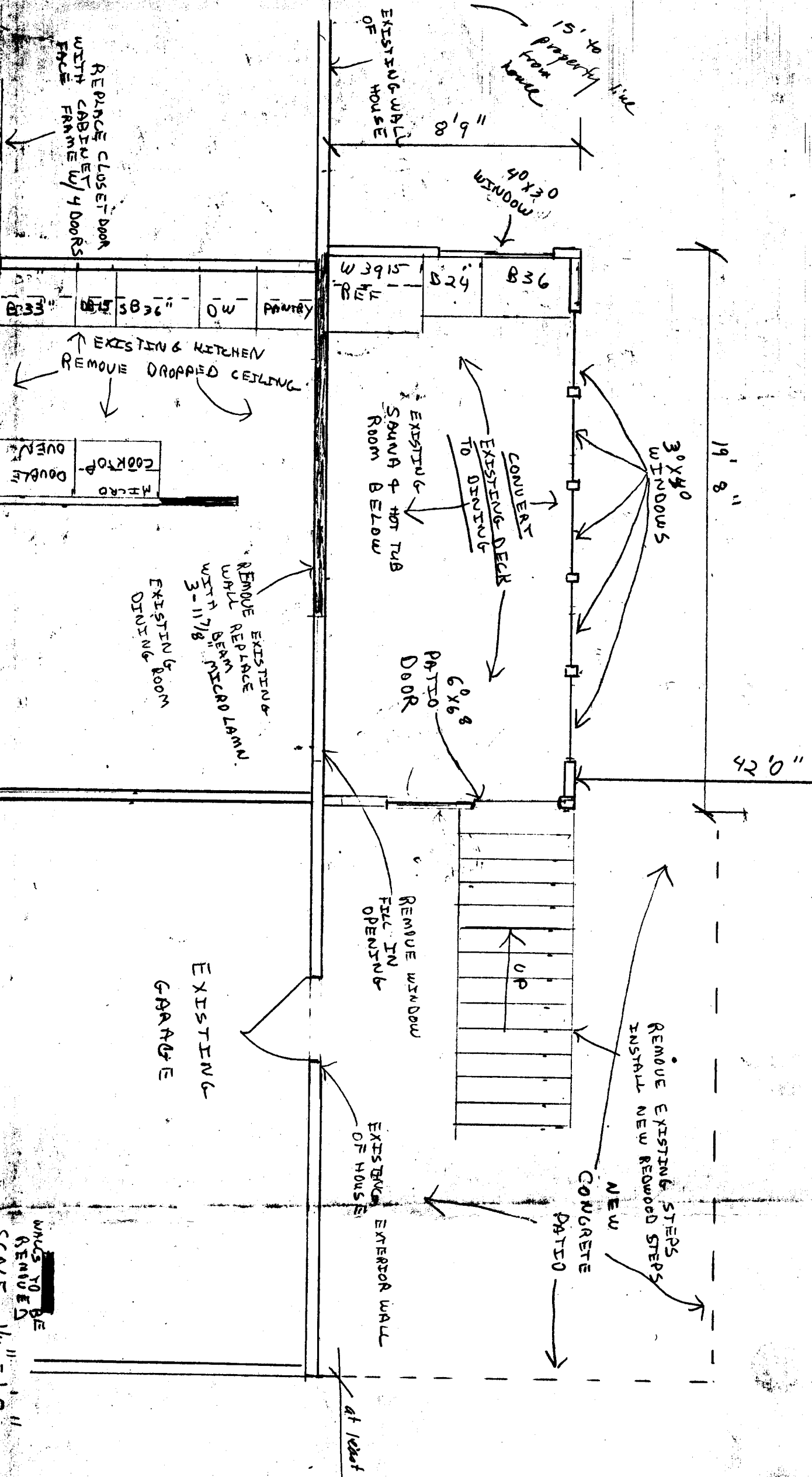
Tom Martin
Applicant Signature

7/2/92
Date Approved

7/2/92
Date

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

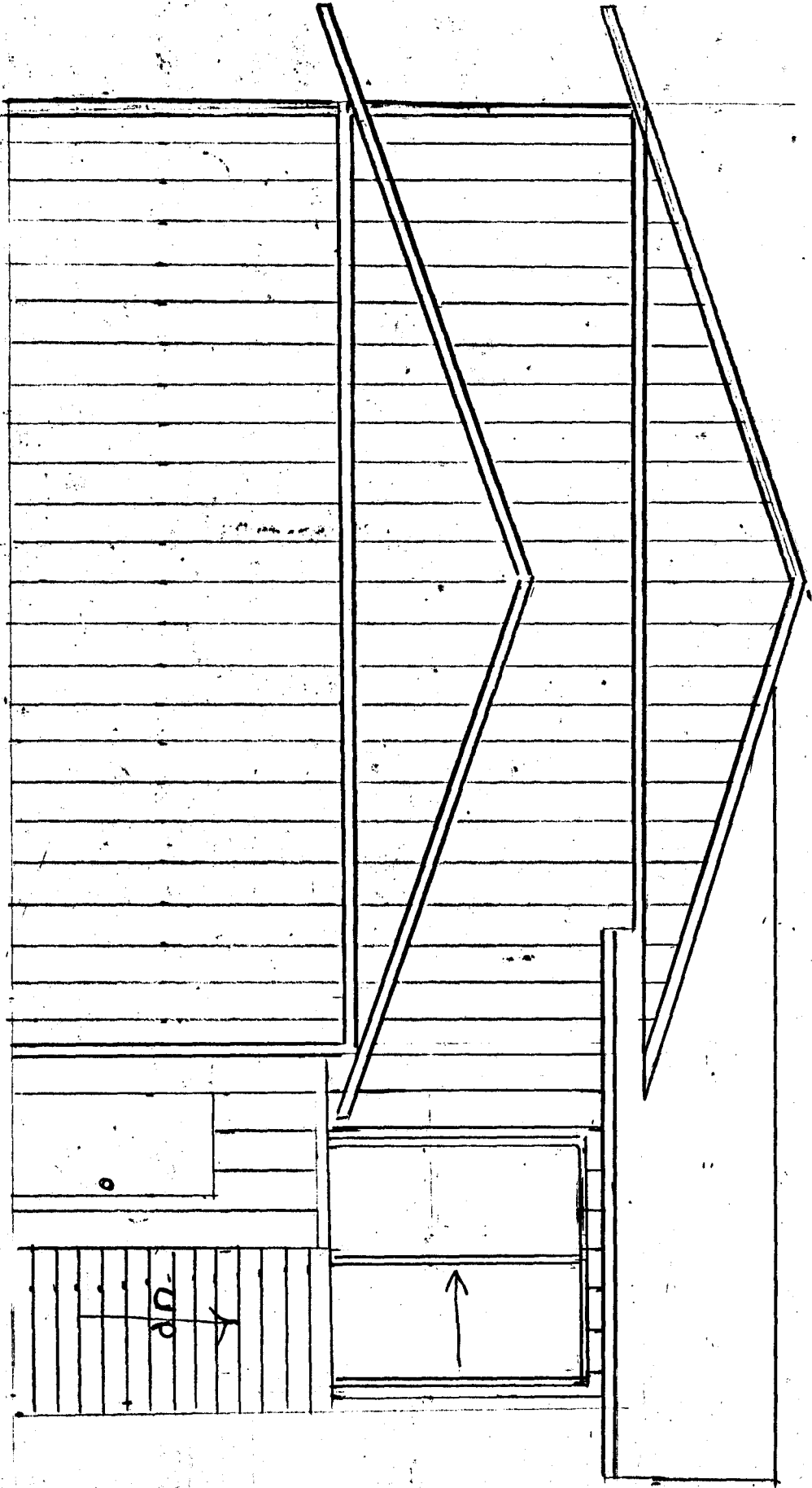
SECOND FLOOR PROPERTY LINE



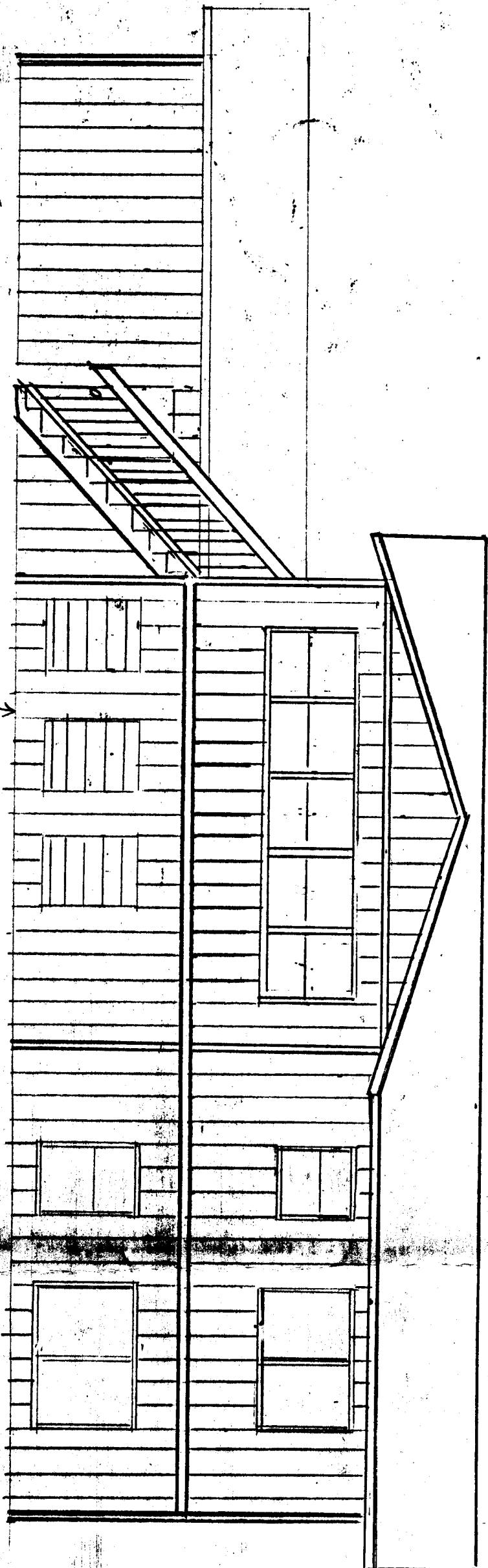
*Will be an additional story on top of existing structure

WALLS TO BE REMOVED
SCALE 1/4" = 1'0"
BODWELL KITCHEN
6-4-72
057

at least 7'
Property

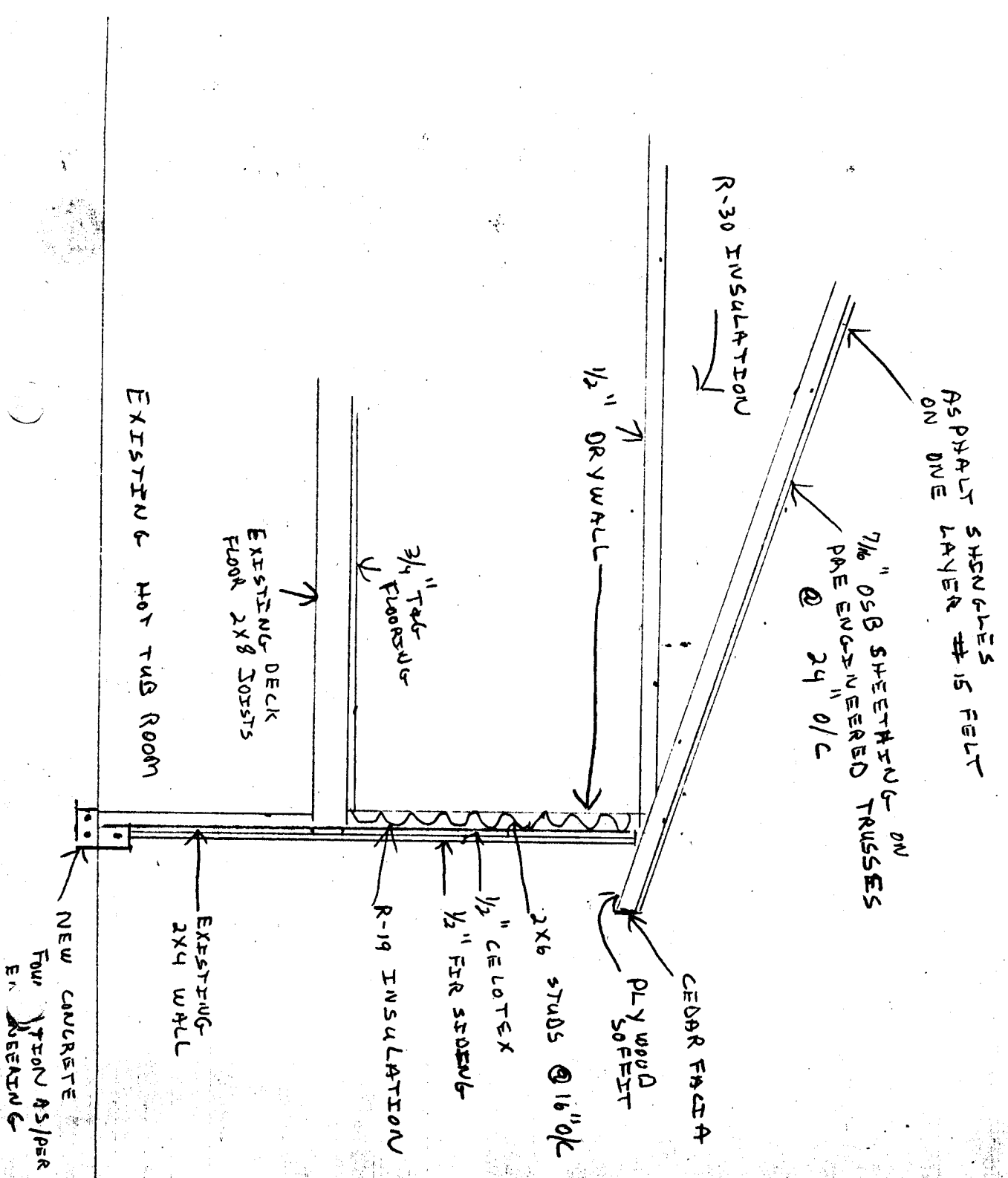


WEST ELEVATION
SCALE 1/4" = 1' 0"
205) HAWT HAVNE



FIRST FLOOR HOT TUB & SAUNA ROOM
ARE EXISTING

SOUTH ELEVATION
SCALE 3/16" = 1'0"
2057 HAWTHORNE



EXISTING HOT TUB ROOM

EXISTING DECK
FLOOR 2X8 JOISTS

3/4" T&G
FLOORING

1/2" DRYWALL

R-30 INSULATION

ASPHALT SHINGLES
ON ONE LAYER #15 FELT

7/16" OSB SHEATHING ON
PAE ENGINEERED TRUSSES
@ 24" O/C

PLYWOOD
SHEATHING
CEDAR FASCIA

2X6 STUDS @ 16" O/C

1/2" CELOTEX
1/2" FIR SHEATHING

R-19 INSULATION

EXISTING
2X4 WALL

NEW CONCRETE
FOUR 4" X 4" POST AND BEAM

WALL SECTION

SCALE 1/4" = 1'-0"

205 HAWTHORNE