DATE SUBMITTED: _12/15/92_

PERMIT NO. _43775_ ✓

FEE $ _5.00_

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS _1635 Maple Court_

SUBDIVISION _Westlake Park_

FILING # _____ BLK # _6_ LOT # _004_

TAX SCHEDULE # _2945-104-12-004_

OWNER _Bud R. Blaney_

ADDRESS _1635 Maple Court_

TELEPHONE: _242-1094_

SQ. FT. OF BLDG: _3000_

SQ. FT. OF LOT: _7700_

NO. OF FAMILY UNITS: _1_

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _1_

USE OF EXISTING BUILDINGS:
single family home

DESCRIPTION OF WORK AND INTENDED USE:
Add 11' x 6' Addition to Kitchen

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_

SETBACKS: FRONT _20' from prop._

SIDE _5_ REAR _15_

MAXIMUM HEIGHT _32_

LANDSCAPING/SCREENING REQUIRED:

_____

FLOODPLAIN: YES _____ NO _X_

GEOLOGIC HAZARD: YES _____ NO _X_

CENSUS TRACT: _4_ TRAFFIC ZONE: _10_

PARKING REQ'MT _____

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
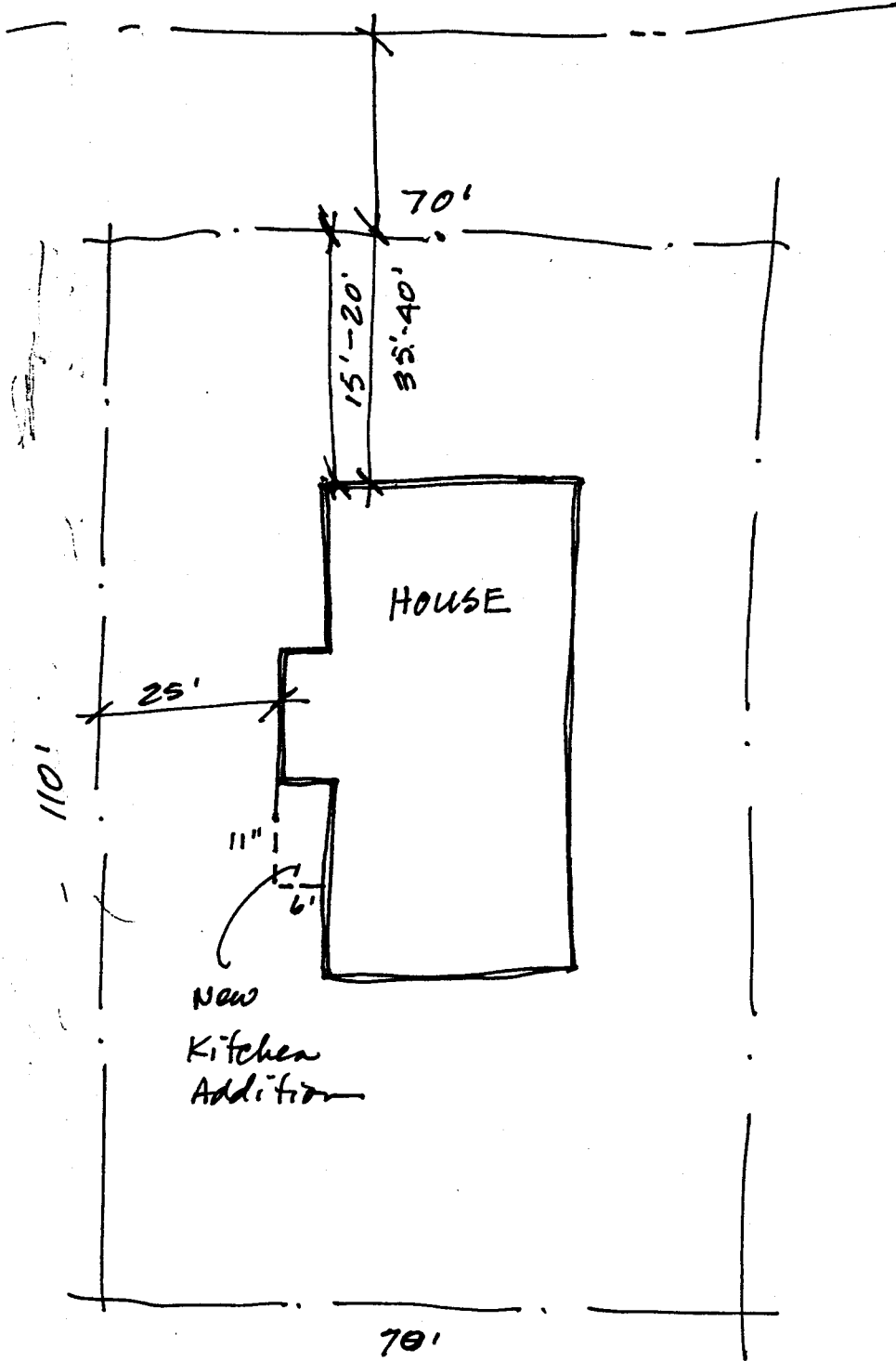
Bud R. Blaney
Applicant Signature

_12/15/92_
Date Approved

_____
Date

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

MAPLE CT

HOUSE

70'

15'-20'

35'-40'

25'

110'

11" |

6'

New
Kitchen
Addition

W. Mesa Avenue

70'