

DATE SUBMITTED 9-16-93

BUILDING PERMIT NO. 462901

FEE \$ 5.00

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 724 N. 5th

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2984

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2945-142-20-002

NO. OF BLDGS ON PARCEL \_\_\_\_\_

OWNER George Weickert

BEFORE THIS CONSTRUCTION 2

ADDRESS 724 N. 5th

USE OF EXISTING BLDGS \_\_\_\_\_

TELEPHONE 243-0473

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel/ Addition

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE RMF-32

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

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

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

Side 10' from property line

CENSUS TRACT 2 TRAFFIC ZONE 36

Rear 20' from property line

Parking Req'mt \_\_\_\_\_

Maximum Height 36'

File Number \_\_\_\_\_

Maximum coverage of lot by structures 60%

Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval Marcia Polyz

Applicant Signature Steve Estabrook

te Approved 9-16-93

Date 9/16/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

NORTH 5TH STREET

NORTH

62.75'

38.10

43.11  
18.5

25.16  
62  
57.6

← CONC. WALL →

REAR

13.5

30.6±

18.5"

EXISTING TWO-STORY  
SINGLE-FAMILY RESIDENCE

48.0

EAST 125.60'

WEST

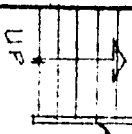
20' ALLEY

RELOCATED STAIRS  
& ELEV. METERS

125.60'

14.0

298 SQ FT  
ADDITION



WOOD STAIR  
& LANDING

20.0

38.24

EXISTING  
GARAGE