

DATE SUBMITTED 11/8/93

BUILDING PERMIT NO. 46912

FEE \$ 5.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 1309 Glenwood Av

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19' X 5'6"

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-123-00-067

NO. OF FAMILY UNITS 1

OWNER Jefersson Alvarado

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2 (detached garage)

ADDRESS 1309 Glenwood Av

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243 8193

Build new porch & new roof for existing porch

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE *PB (Planned Business)

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 20' from property line or 15' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 10 from property line

CENSUS TRACT 6 TRAFFIC ZONE 31

Rear 20 from property line

PARKING REQ'MT _____

Maximum Height _____

Maximum coverage of lot by structures 60%

*SPECIAL CONDITIONS: Since this has always been used as a residence, Cd will allow this addition if it meets multi-family - 64 (RFR 64) setbacks.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Angeline Barrett

Applicant Signature [Signature]

Date Approved 11/9/93

Date 11-9-93

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

(White: Planning)

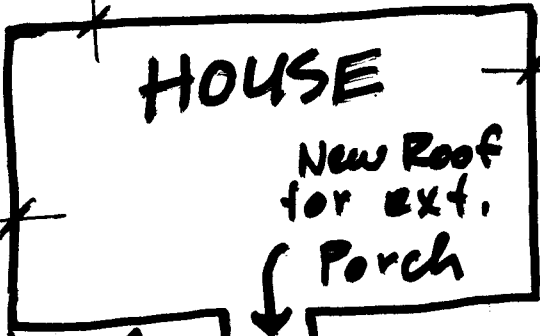
(Yellow: Customer)

(Pink: Building Department)

Alley



ACCEPTED MP 11-9-93
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



22

57

30

DRIVEWAY

5'6"

19'

50' APPROX.

New Porch

Glenwood Avenue