

DATE SUBMITTED 8-4-93

BUILDING PERMIT NO. 45856  
FEE \$ 500

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

BLDG ADDRESS 1616 Grand Ave SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 2 LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 735  
TAX SCHEDULE NO. 2945-132-18-009 NO. OF FAMILY UNITS 1  
OWNER James P. Allen NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2  
ADDRESS 1616 Grand Ave. Grand Jct., CO 81501  
TELEPHONE 244-7756 DESCRIPTION OF WORK AND INTENDED USE:  
20' x 20' addition on north side (back) of existing residence.

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

ZONE RSF-8 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
SETBACKS: Front \_\_\_\_\_ from property line or 50' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 5' from property line CENSUS TRACT 7 TRAFFIC ZONE 38  
Rear 15' from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height 32' SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

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 [Signature] Applicant Signature [Signature]  
Date Approved 8-4-93 Date 8-4-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

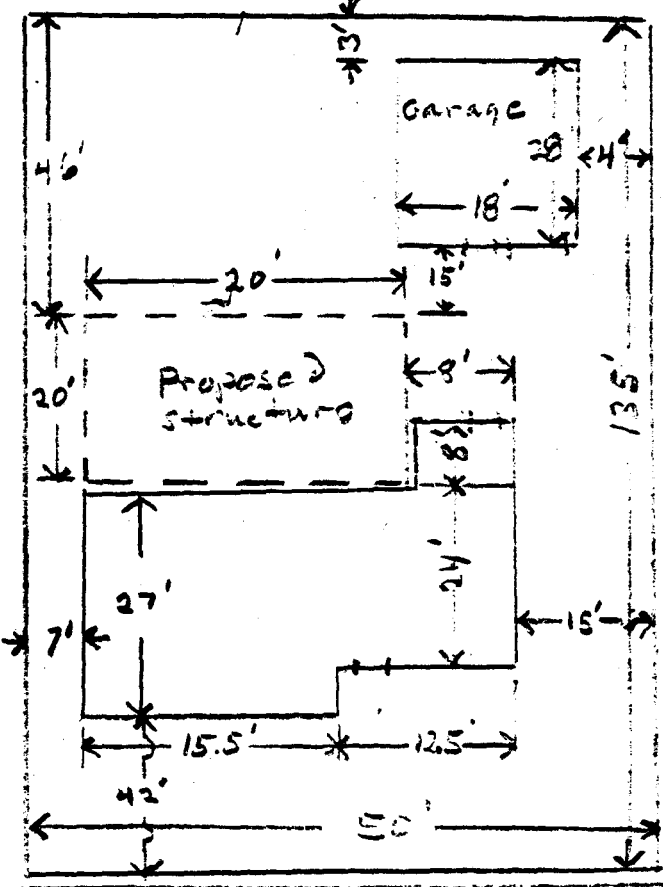
MESA COUNTY DEVELOPMENT CLEARANCE

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ]
3. The DISTANCE from the proposed structure to the front, rear, and side property lines (setbacks). [ ]
4. All EASEMENTS OR RIGHTS-OF-WAYS on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

1616 Grand Ave



ACCEPTED  
 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.

Grand Ave

BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING BY THE PLANNING DIVISION.

APPLICANT'S SIGNATURE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING DIVISION STAFF