

DATE SUBMITTED: 4/19/93

PERMIT NO. #44709 ✓
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1620 Grand Ave

SQ. FT. OF BLDG: 30'x26' Add 360sq ft

SUBDIVISION Slocomb's

SQ. FT. OF LOT: 42'x130' appx

FILING # _____ BLK # 2 LOT # 16-20 ^{portion of}

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-13218-010

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

OWNER Gwen Giffen

USE OF EXISTING BUILDINGS: Single family

ADDRESS 1620 Grand Ave

TELEPHONE: 242-3952

DESCRIPTION OF WORK AND INTENDED USE: Single family Addition

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

Designated FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' PL or 50' Center of ROW

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 7 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: n/a

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.

B. Paulson
Department Approval

+ Bill Knight
Applicant Signature

4/19/93
Date Approved

4/19/93
Date

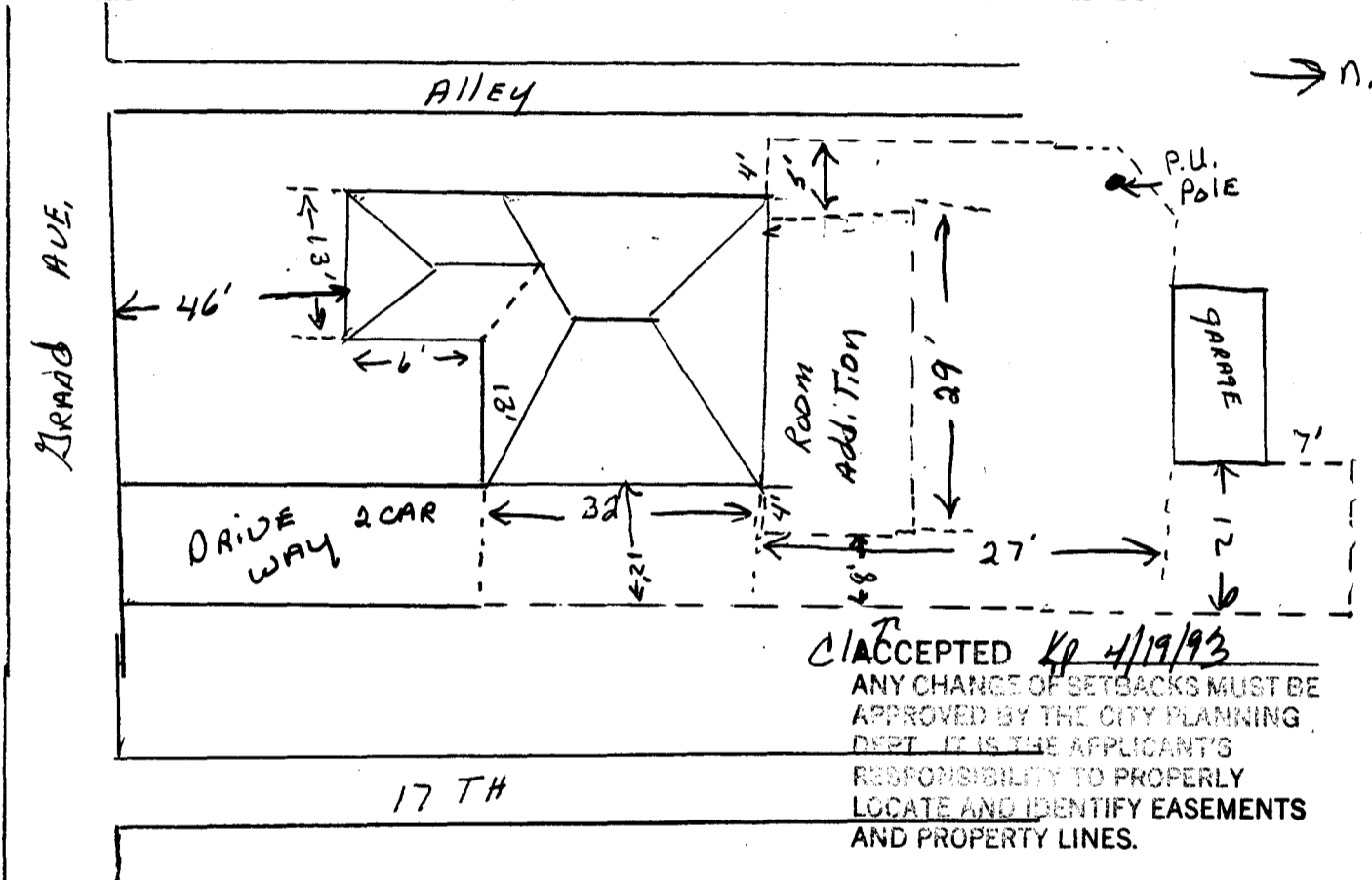
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

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.



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: Bill Knight

APPROVED BY: _____ DATE: _____
 PLANNING DIVISION STAFF