

DATE SUBMITTED: 5-7-93

PERMIT NO. \_\_\_\_\_

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1635 Grand Avenue

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION East Main Street Addition

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 1 LOT # 8

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-133-02-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Steve Wilson

USE OF EXISTING BUILDINGS: residential

ADDRESS 1635 Grand Avenue

TELEPHONE: 245-6785

DESCRIPTION OF WORK AND INTENDED USE: Total rewire, new water service, pour concrete driveway.

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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**FOR OFFICE USE ONLY**

ZONE RSF-8  
SETBACKS: FRONT \_\_\_\_\_  
SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MAXIMUM HEIGHT \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: INTERIOR REMODEL

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT: 7 TRAFFIC ZONE: 38  
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.

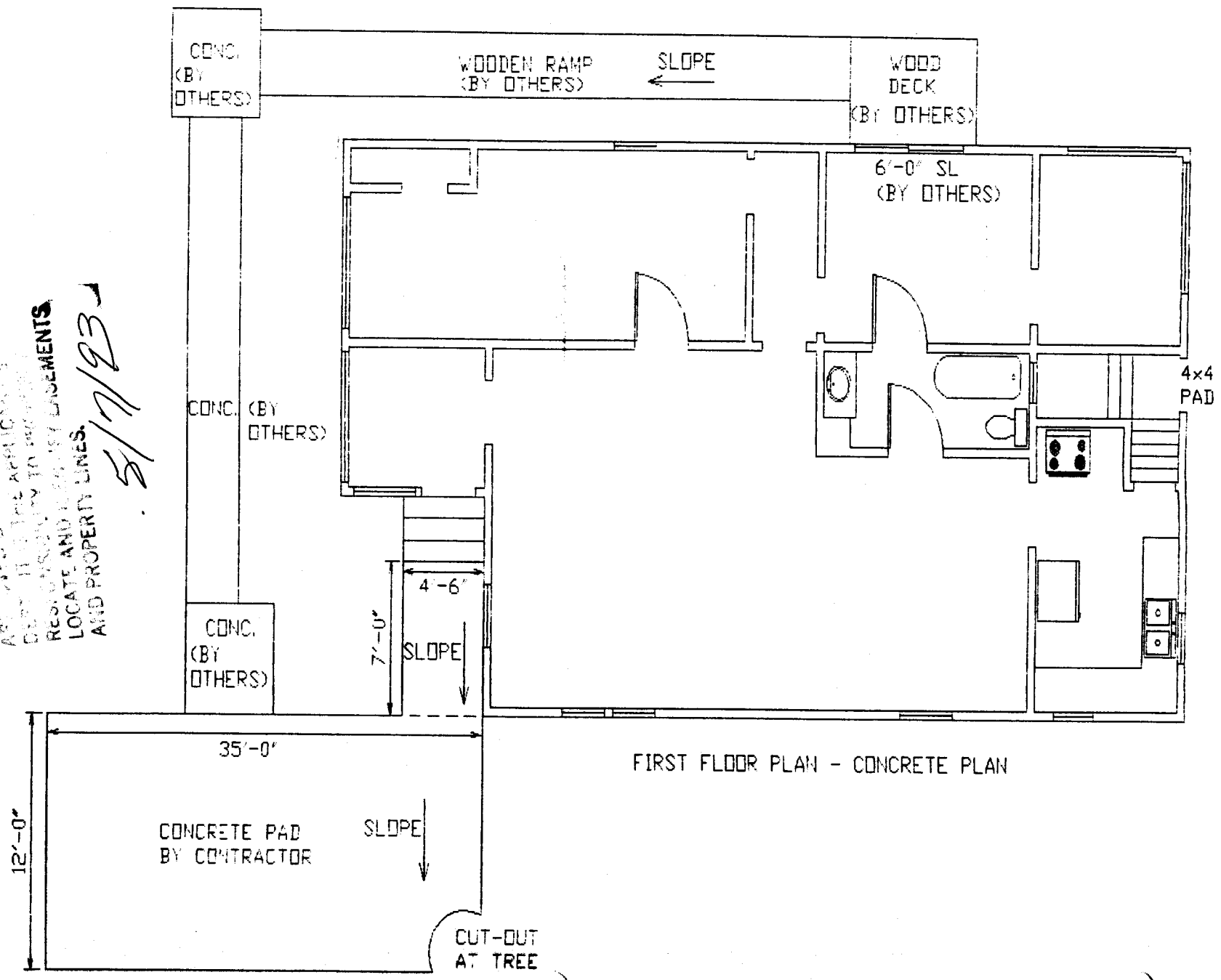
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

BS Edwards  
Department Approval  
5/7/93  
Date Approved

Willie Hilgenfeld  
Applicant Signature  
5-7-93  
Date

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

*Edwards*  
 ACCEPTED  
 ALL CHANGES OF DETAILS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT  
 RESERVES THE RIGHT TO MODIFY  
 LOCATE AND DIMENSIONS  
 AND PROPERTY LINES.  
 5/7/93



FIRST FLOOR PLAN - CONCRETE PLAN