

DATE SUBMITTED: 2-18-93

PERMIT NO. 41140 ✓

FEE \$ 5.00 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2035 Grand Avenue

SQ. FT. OF BLDG: Addition - 80 sq.ft.

SUBDIVISION East Main St. Addition

SQ. FT. OF LOT: 5940

FILING # _____ BLK # 7 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-134-01-009

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

OWNER Mrs. Gladys Godwin

USE OF EXISTING BUILDINGS: Single family dwelling - Residence

ADDRESS 2035 Grand Avenue G.J. 81501

DESCRIPTION OF WORK AND INTENDED USE: Kitchen addition

TELEPHONE: 245-2166

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

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 50'

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 10' REAR 20'

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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.

[Signature]

Applicant Signature

Department Approval

February 18, 1993

2/18/93
Date Approved

Date

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

House

5'x16' ADDITION

ENT.

16'-0"

DRIVE WAY

WALK

5'-0"


5'-0"

35'-0"

3'-0"

12'-0"

GRAND AVE.
2035

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.

L