

DATE SUBMITTED: 2-16-93

PERMIT NO. 44160 ✓

FEE \$ 5.00 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 545 Hill Ave

SQ. FT. OF BLDG: 1500'

SUBDIVISION _____

SQ. FT. OF LOT: 6253'

FILING # _____ BLK # 38 LOT # 12 1/2 B

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-142-20-005

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

OWNER Jim Mullin

USE OF EXISTING BUILDINGS: Residence

ADDRESS 545 Hill Ave

DESCRIPTION OF WORK AND INTENDED USE: New roof

TELEPHONE: 242-7076

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: _____ TRAFFIC ZONE: _____

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]
Department Approval

[Signature]
Applicant Signature

2-16-93
Date Approved

16 FEB 93
Date

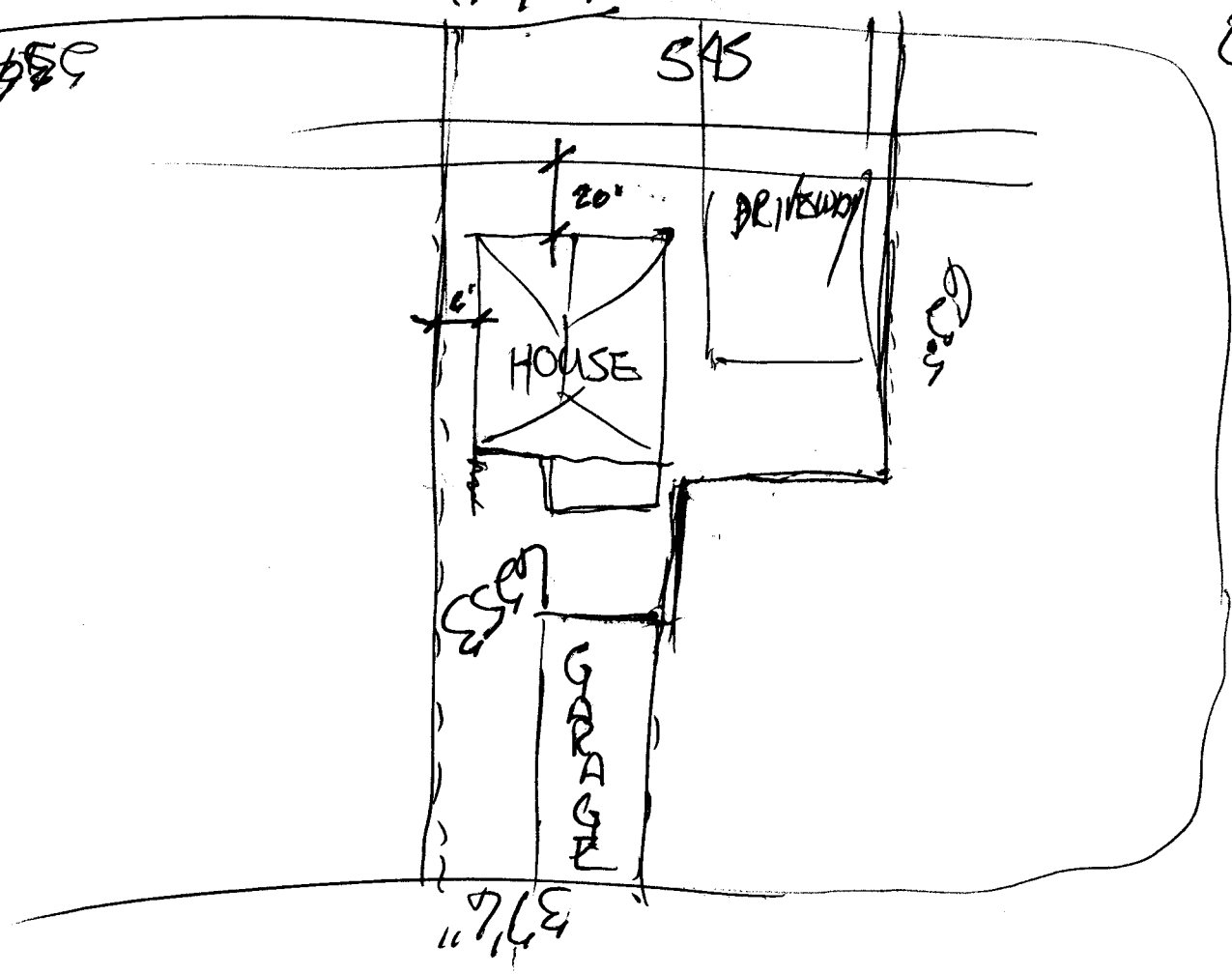
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)




117,007 WILLARD,

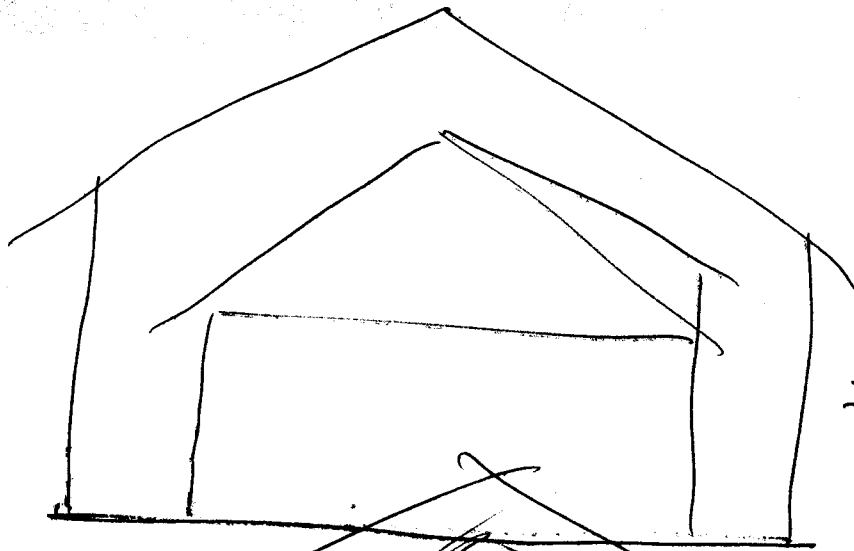
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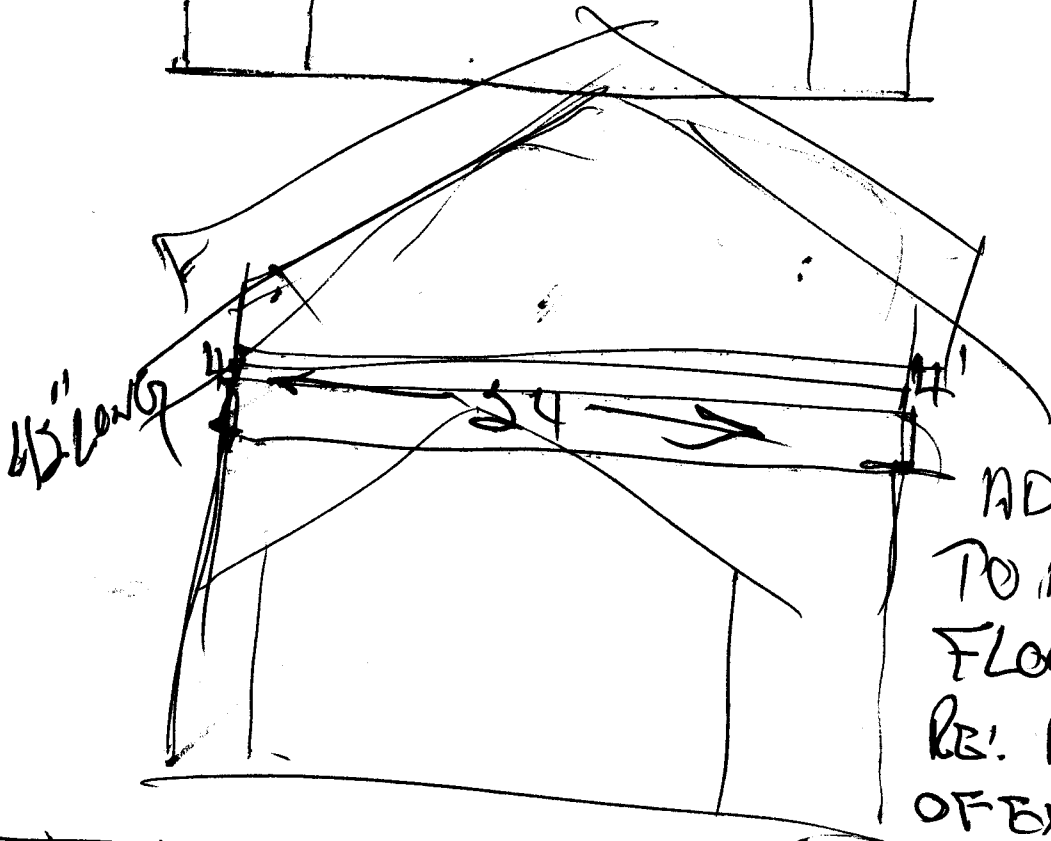


ACCEPTED 

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.



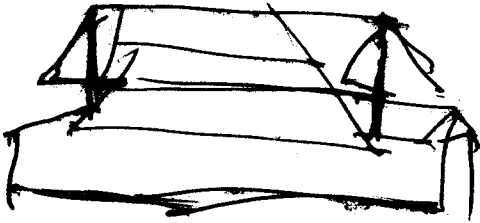
EXISTING




ADDITION
TO BE A SECOND
FLOOR
RE: REMOVAL
OF EXISTING ROOF

ADDITION OF A
4' KNEEWALL
ON BOTH EXT.

SIDEWALKS



ACCEPTED 
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