

DATE SUBMITTED: 6-8-93

PERMIT NO. 45218
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2703 Unaweep

SQ. FT. OF BLDG: 10x16

SUBDIVISION _____

SQ. FT. OF LOT: 9375

FILING # _____ BLK # _____ LOT # 001

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-252-00-001

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

OWNER Judith Kruse

USE OF EXISTING BUILDINGS: residence

ADDRESS 2703 Unaweep Ave

TELEPHONE: 245-9181

DESCRIPTION OF WORK AND INTENDED USE: room 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

FLOODPLAIN: Designated YES _____ NO X

SETBACKS: FRONT 45' to E

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 REAR 15'

CENSUS TRACT: 12 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32'

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.

R S Edwards

Department Approval

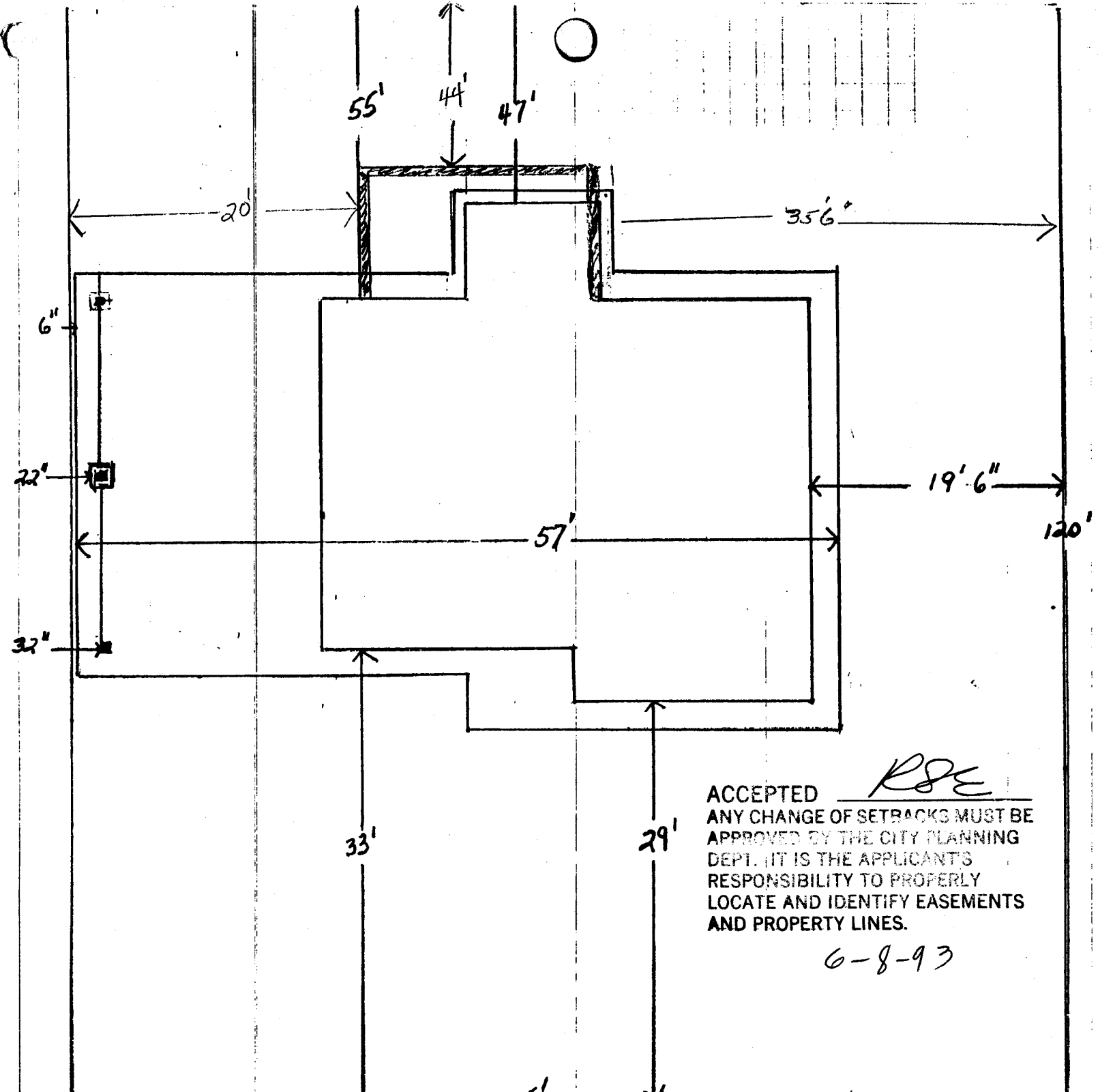
Applicant Signature

6-8-93

Date Approved

Date

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



JUDY KEUSE
2703 UNAWEST

- EXISTING STRUCTURE
- ROOF LINE
- PROPERTY LINE

ACCEPTED *RSE*
 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.

6-8-93

S
E + W
N