

DATE SUBMITTED 2-22-94

BUILDING PERMIT NO. 47702

FEE \$ 5.00

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

SH

BLDG ADDRESS 1363 N. 25th Street SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200

SUBDIVISION Sundia SQ. FT. OF EXISTING BLDG(S) 808.5

~~Lot~~ FILING Lot BLK 1 LOT 15+16 NO. OF FAMILY UNITS SINGLE

TAX AREA 10100 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION ONE

TAX SCHEDULE NO. 2945-124-21-015 OWNER Paul Wagner & Catherine Lucille Hill

ADDRESS 1363 N. 25th Street Grand Junction, CO 81501 USE OF EXISTING BLDGS Home

TELEPHONE 343-3796 DESCRIPTION OF WORK AND INTENDED USE: patio, ~~and carpet~~ covered

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE RSF-8 DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 20' from property line or 20' from center of ROW, whichever is greater ~~GEOLOGIC HAZARD: YES NO~~

Side 5' from property line CENSUS TRACT 6 TRAFFIC ZONE 31

Rear 15' from property line Parking Req'mt _____

Maximum Height _____ File Number _____

Maximum coverage of lot by structures _____ Special Conditions: _____

Landscaping/Screening Req'd _____

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval *M. Pety* Applicant Signature *Paul Wagner*

Date Approved 2-22-94 Date 2-22-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

Property Line

12' 9 1/2"

~~Free 5' 6" 1/2" (20')~~

~~Free 5' 6" 1/2" (20')~~

House

Covered
Patio

20' x 20'

20' 4"

4 5'

Property Line

ACCEPTED
ANY CHANGE OR REVISIONS MUST BE
APPROVED BY THE COUNCILMANING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

MP 2-22-94

Center of 25th Street