

FEE \$	10.5
TCP \$	
SIF \$	



BLDG PERMIT NO. 03541

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1641 GRAND AVE TAX SCHEDULE NO. 2945-133-02-014

SUBDIVISION EAST MAIN ST. ADD. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x5

FILING BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER JUNE E. TURNER NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1641 GRAND AVE

(1) TELEPHONE 942-1237 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS home

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Unclassifying Storage Area to BATH

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS 7 TRAFFIC 40 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature June E. Turner Date Jan 12, 1998

Department Approval J. Valdez per BN Date 1-12-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. TR 84185

Utility Accounting Richardson Date 1-12-98

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

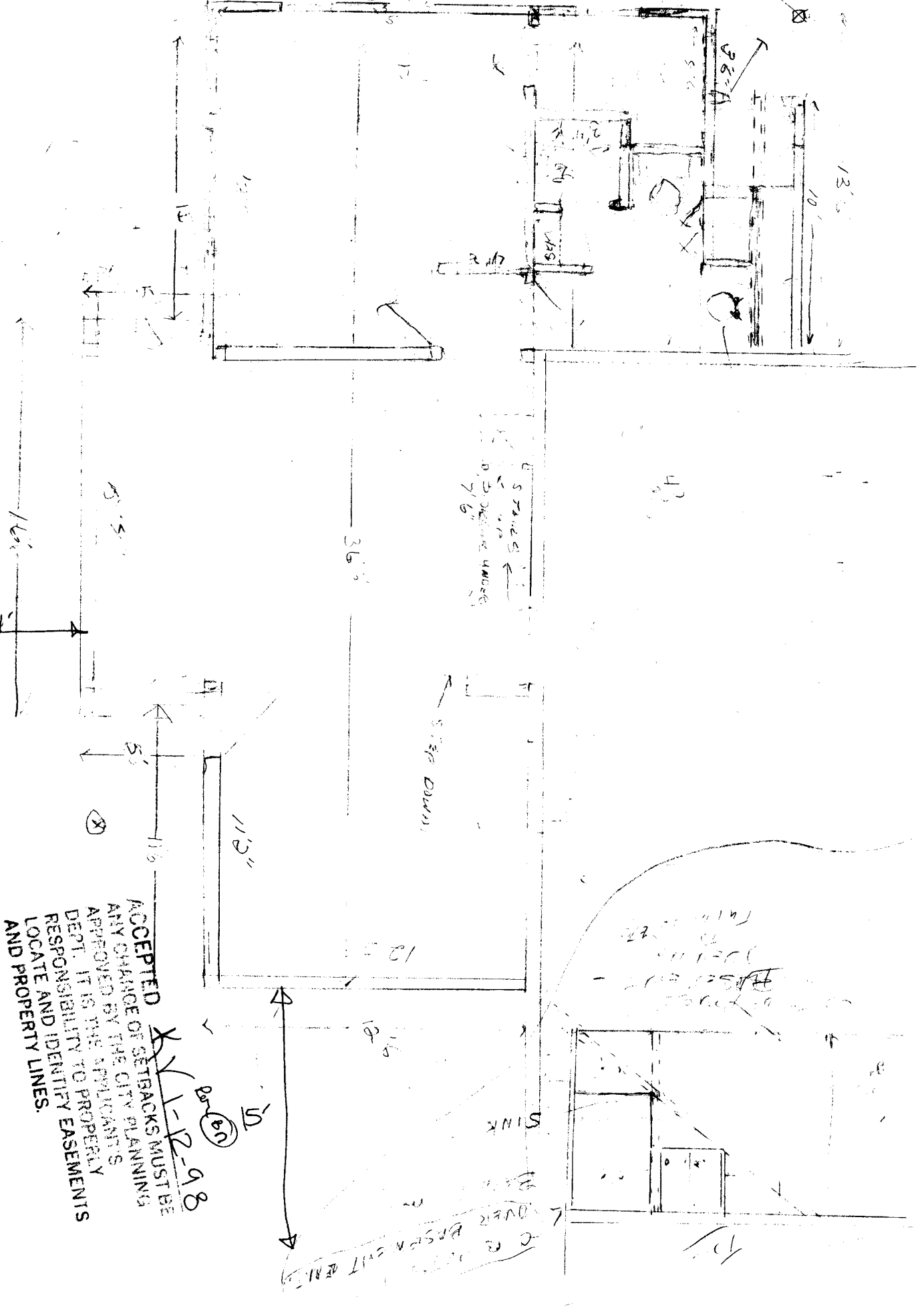
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1 Blk = 6"

Rear
60' ±

Convert covered patio
to bathroom

Side



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.

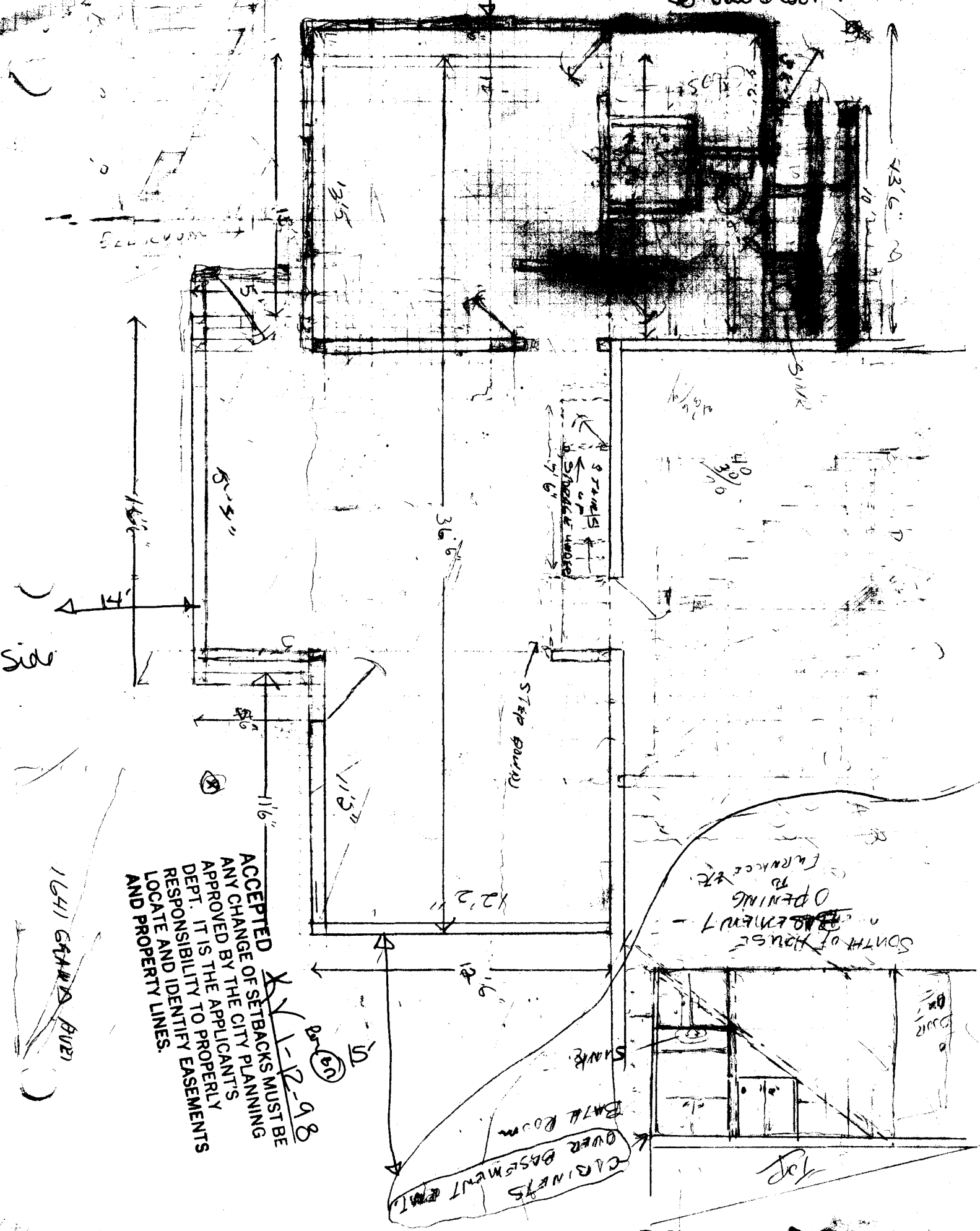
1641 GRAND AVE

Per 60
1-12-98

1 Blk ± 6"

Clear
let

Convert covered patio
to bathroom



ACCEPTED SETBACKS MUST BE ANY CHANGE BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1-2-98

1641 GRAND BLVD

Side

GARAGE OVER BASEMENT ENTRY

BATH ROOM

SOUTH OF HOUSE
OPENING TO PORCH etc

STAIRS DOWN

STAIRS UP

TOP

DOOR

STAIRS

DOOR

BED ROOM

13'5"

13'6"

3'6"

12'2"

12'6"

11'6"

11'6"

11'6"

11'6"

11'6"

11'6"

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