

FEE \$	10.00
TCP \$	n/c
SIF \$	n/c



BLDG PERMIT NO. 71646

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 636 Grand Ave TAX SCHEDULE NO. 2945-142-42-007
 SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION 220
 FILING BLK 72 LOT 23+24 SQ. FT. OF EXISTING BLDG(S) 2400
 (1) OWNER Steve Below + Adrienne Senatore NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 636 Grand Ave NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-8832
 (2) APPLICANT Steven Below USE OF EXISTING BLDGS MIXED
 (2) ADDRESS 636 Grand Ave DESCRIPTION OF WORK AND INTENDED USE: Addition
 (2) TELEPHONE 243-8832 of sunroom for personal use

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 B-1 Maximum coverage of lot by structures
 SETBACKS: Front from property line (PL) Parking Req'mt
 or 55' from center of ROW, whichever is greater Special Conditions Height not over 40'
 Side 0'/10' from PL Rear 0'/10' from PL
 Maximum Height 40' CENSUS TRAFFIC ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 8-18-99
 Department Approval [Signature] Date 8-18-99

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

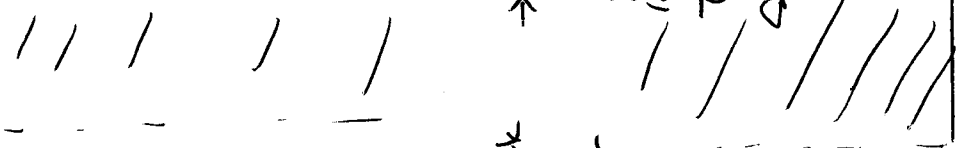
Utility Accounting [Signature] Date 8/18/99

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)

Ingress
+
Egress
via
Alley

80'
Setback
From
Rear

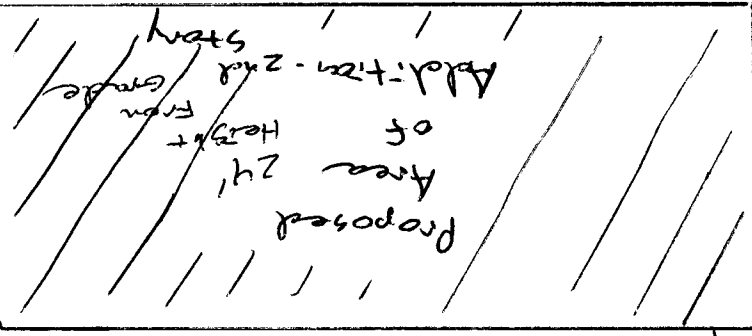


636 Grand Ave.

Existing Structure Height
38'

ACCEPTED APR 8-18-99
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. CONTRACTORS
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

22'



Proposed
Area
24'
Height
Addition - 2nd
Story
From
Grade

10'

13'
Setback
From
640
Grand

67'
Setback
from
636 of Grand Ave

636 → Grand Ave

10 1/2'
Setback
From
624 Grand

W →
N →
S ←
W →

Property Line

Property Line

→