

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2819 Texas SQ FT OF BLDG: Existing (Add) 1046 (576)
 SUBDIVISION: Broken Arrow SQ FT OF LOT: 8240
 FILING # _____ BLK # _____ LOT # 2 NUMBER OF FAMILY UNITS: _____
 TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: two (2)
 X 2943-073-14-002 PROPERTY OWNER: Robert Steven Quimby USE OF ALL EXISTING BUILDINGS: Residence + Metal Storage Bldg
 ADDRESS: 2819 Texas, Grand Jct Co. PHONE: 243-0854
 DESCRIPTION OF WORK AND INTENDED USE: Construct two Car Garage 24'X24' on rear of Lot,

FOR OFFICE USE ONLY

ZONE: ~~R1D~~ R5A-B FLOOD PLAIN: YES NO
 SETBACKS: F 25' S 3' R 3' GEOLOGIC HAZARD: YES NO
 RIGHT OF WAY: 50' CENSUS TRACT NUMBER: 6
 MAXIMUM HEIGHT: 25' SPECIAL CONDITIONS: _____
 PARKING SPACES REQUIRED: 2 * side setbacks
 LANDSCAPING/SCREENING: NA

 ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
 THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

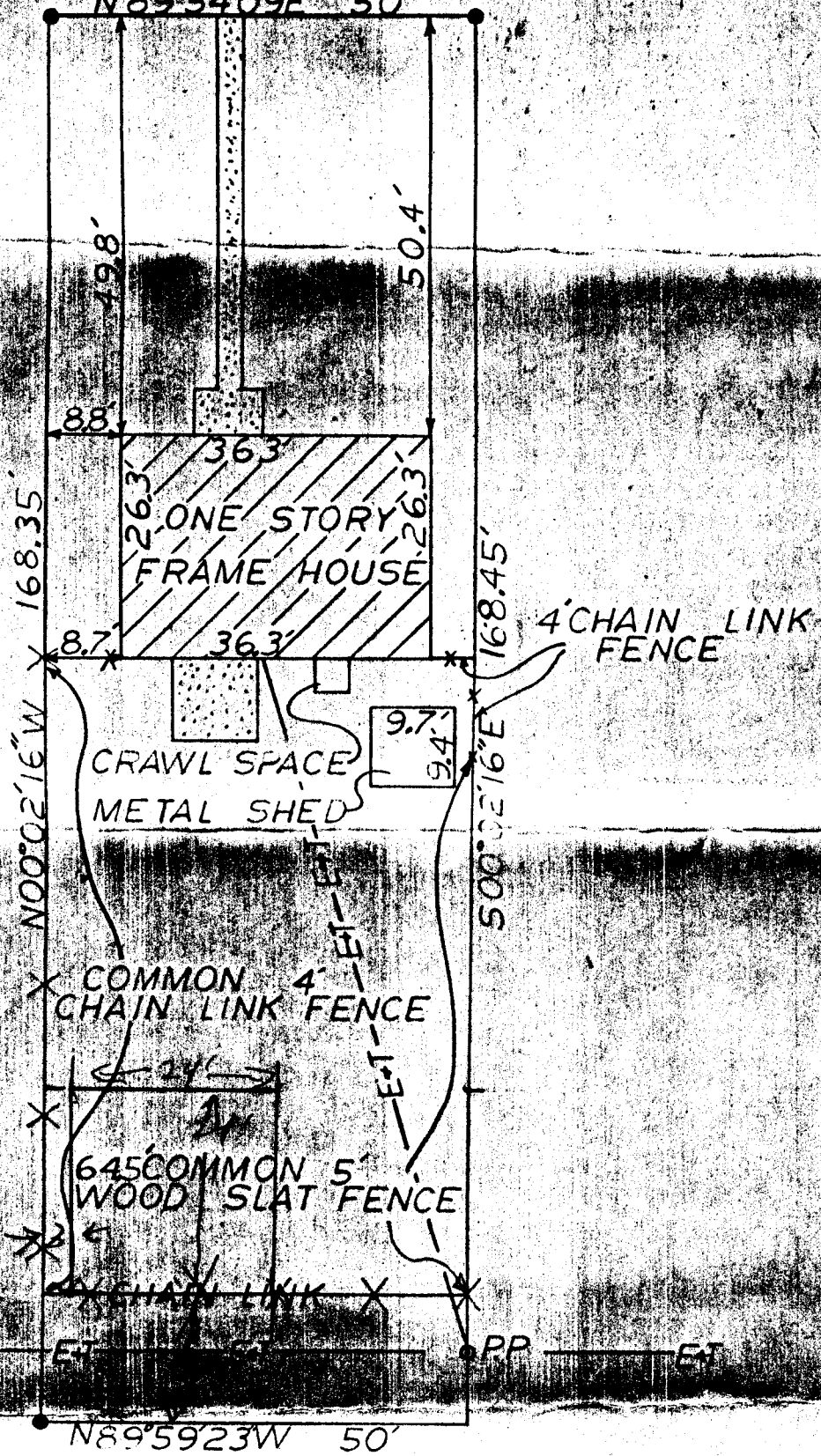
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

R S Quimby
SIGNATURE

DATE APPROVED: 4-1-83
APPROVED BY: [Signature]

PLAT OF A SURVEY OF 2819 TEXAS AVENUE
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

TEXAS AVE
 N 89° 54' 09" E 50'



SCALE 1"=20'
 DENOTES FOUND PIN

THIS IS TO CERTIFY THAT THE 10TH DAY OF FEBRUARY 1977, I MADE A SURVEY OF 2819 TEXAS AVENUE, (LOT 2, BROKEN ARROW SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO), AND FOUND THE ONE STORY FRAME HOUSE WITH METAL SHED TO BE LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT. THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS AND RIGHTS OF WAY IN EVIDENCE KNOWN TO ME AND ENCROACHMENTS ON THE PROPERTY ARE SHOWN

BY DE [Signature]