

DATE SUBMITTED: 4/12/88

PERMIT # 30135

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2641 TEXAS AVE

SQ. FT. OF BLDG: 768

SUBDIVISION: ELM HEIGHTS

SQ. FT. OF LOT: 7800

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-09-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
HOUSE + STORAGE SHEDS

PROPERTY OWNER: WAYNE, MARY, RON HALSEY

USE OF ALL EXISTING BUILDINGS:
PRIVATE

ADDRESS: 2641 TEXAS AVE

PHONE: 242-9427

DESCRIPTION OF WORK AND INTENDED USE:
2 CAR GARAGE + SHOP PRIVATE

SUBMITTALS REQ'D: TWO (2) 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: YES _____ NO

SETBACKS: F S 3 R 3

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Rear 1/2 of prop. for setbacks

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 4/12/88

APPROVED BY: [Signature]

Wayne A. Halzey
SIGNATURE

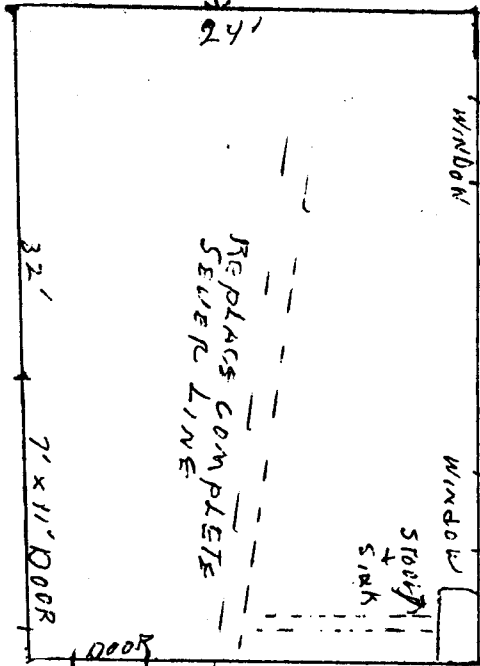
ALLEY

FENCE APROX 65'

GATE

10' X 10'
STORAGE
SHED

10' X 14'
STORAGE
SHED
PORTABLE



BURKEY KUMBER
24' X 32' KIT
CONCRETE SLABS
BY FRED HOUSINGTON
HEATER BY MARGFIELD

IN

FENCE 70'

SEWER LINE

GATE

GATE

GATE

HOUSE

264'

TEXAS AVE

ASAM VAP/PA/I