

DATE, SUBMITTED: 2/17/89

PERMIT # 32255

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2828 TEXAS AVE

SQ. FT. OF BLDG: 336

SUBDIVISION: MERRIS & BOUND

SQ. FT. OF LOT: 118.7' x 60'

FILING # _____ BLK # _____ LOT # 158

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-073-00-158

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: M. BARNES

USE OF ALL EXISTING BUILDINGS:
RESIDENTIAL

ADDRESS: 2827 TEXAS AVE

PHONE: 245-1663

DESCRIPTION OF WORK AND INTENDED USE:
ADDITION TO BEDROOM / BATH & UTILITY ROOM

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

NE: RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES N/A NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: is aware that he needs radon survey + bldg. permit for plumbing

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.

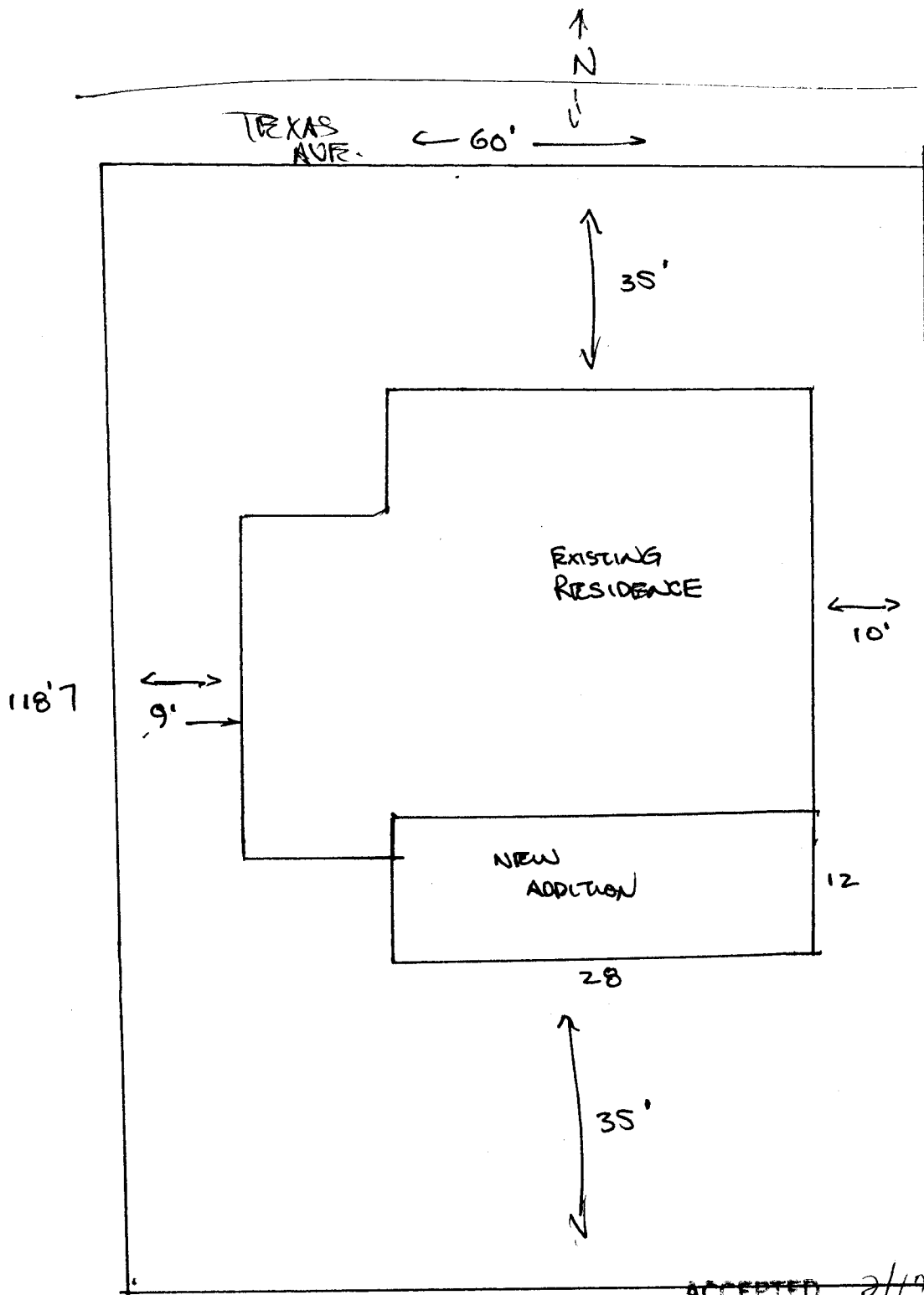
DATE APPROVED: 2/17/89

C. Scott Wood
SIGNATURE

APPROVED BY: Juni

CONTRACTOR /
SWAN HODGES CONST. INC. / 245-3448
690 CLOVERDALE DRIVE
GRAND JCT., CO. 81506

PALMER / BARNES ADDITION
2027 TEXAS AVE.
GRAND JCT., CO. 81501
245-1663



ACCEPTED 2/19/89 *JWC*
ANY CHANGE OF CONTRACTS MUST BE
APPROVED BY THE PLANNING
COMMISSION
FOR THE CITY OF GRAND JUNCTION
LOCAL ORDINANCE 10-10-88
AND THE BOARD OF ZONING ADJUSTMENTS