

DATE SUBMITTED: 5/1/90

PERMIT # 35769

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2882 Texas Ave

SQ. FT. OF BLDG: 21'8" x 10'4"

SUBDIVISION: Lemm Sub

SQ. FT. OF LOT: 140' x 70'

FILING # \_\_\_\_\_ BLK # 1 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-074-21-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Karl R & Theresa A Clemens

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2882 Texas Ave

home & garage

PHONE: 243-8734

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Carport in to a Garage

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### FOR OFFICE USE ONLY

ZONE: BF-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20 S 5 R 15

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: wall must be at least 5' from side property line

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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 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.

DATE APPROVED: 5/1/90

APPROVED BY: Kathy Parker

Theresa A Clemens  
SIGNATURE

Karl R. Clemens  
243-8734  
4-4-90

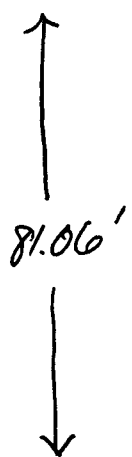
Carport / Garage

2882 Texas Ave.

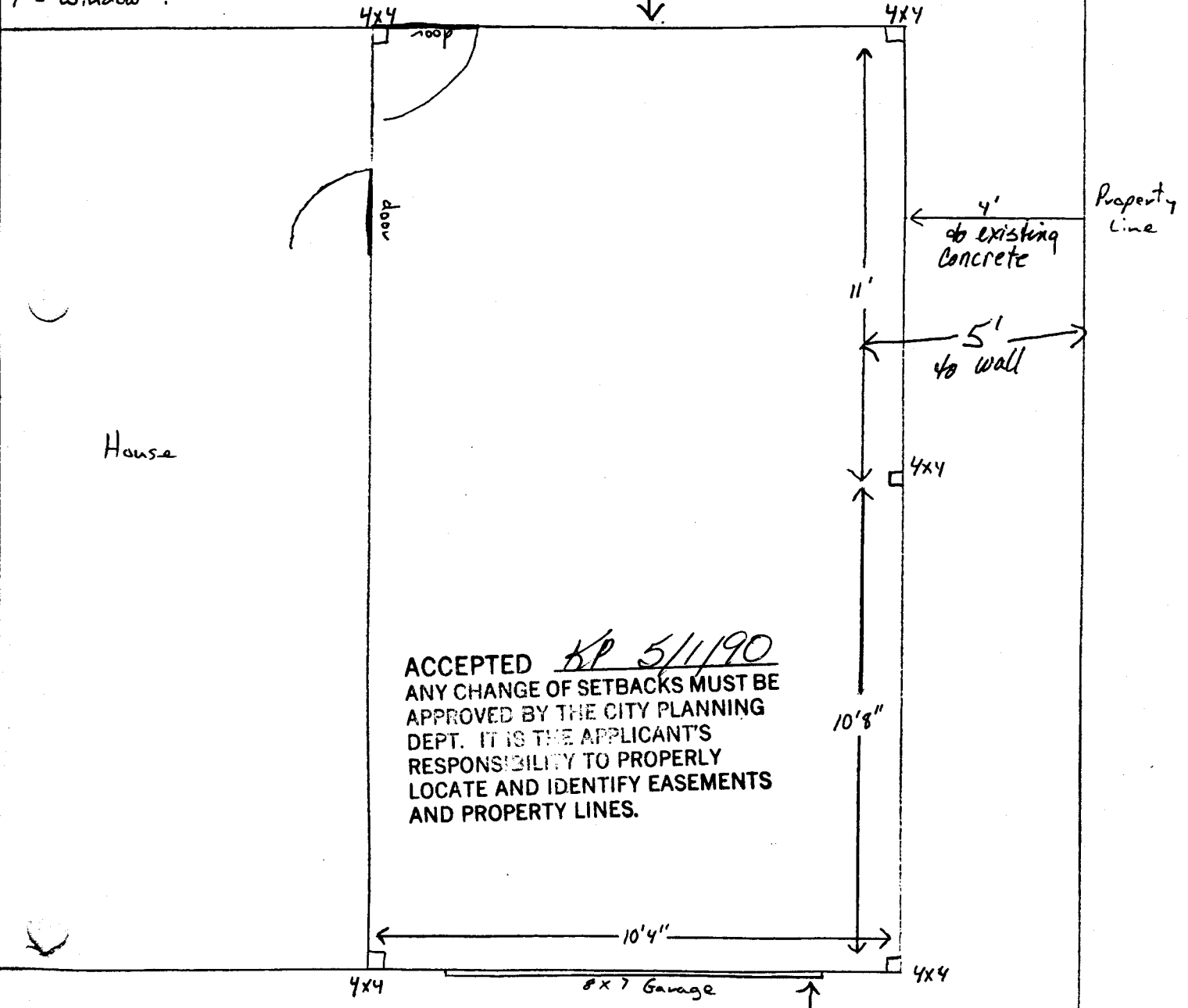


Estimated Materials

- 8 - 12x2x4 - 14.00
- 86 - 2x4 x 92 5/8 studs - 46.80
- 2 - 4x8 x 3/4 Plywood - 300.00
- 2 - 4x8 x 1/4 siding - 309.00
- 1 - 8x7 Garage Door - 400.00
- 1 - 3x8 Back Door - 100.00
- 1 - Window ?



81.06



House

ACCEPTED AP 5/1/90  
 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.

Texas Ave 30.04  
 30.04'