

DATE SUBMITTED: March 4, 91

PERMIT # 38025

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

\$

BLDG ADDRESS: 2821 Texas Av.

SQ. FT. OF BLDG: 1195

SUBDIVISION: Lot 3 Gilliland

SQ. FT. OF LOT: 10,472

FILING # \_\_\_\_\_ BLK # 06 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-073-08-002

2

PROPERTY OWNER: <sup>Margaret M.</sup> Frederick W. Luth

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 100 Palisade, Colo 81526

Storage + garage, House

PHONE: 464-5289 241-2168

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.

Add Bed Room + Bath on Back of House  
And Basement out of Block

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: RSE-8

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

SETBACKS: F 45 ft S 5 ft R 15 ft

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

MAXIMUM HEIGHT: 37 ft

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 30

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

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*

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: March 4, 1991

APPROVED BY: [Signature]

Frederick W. Luth  
SIGNATURE

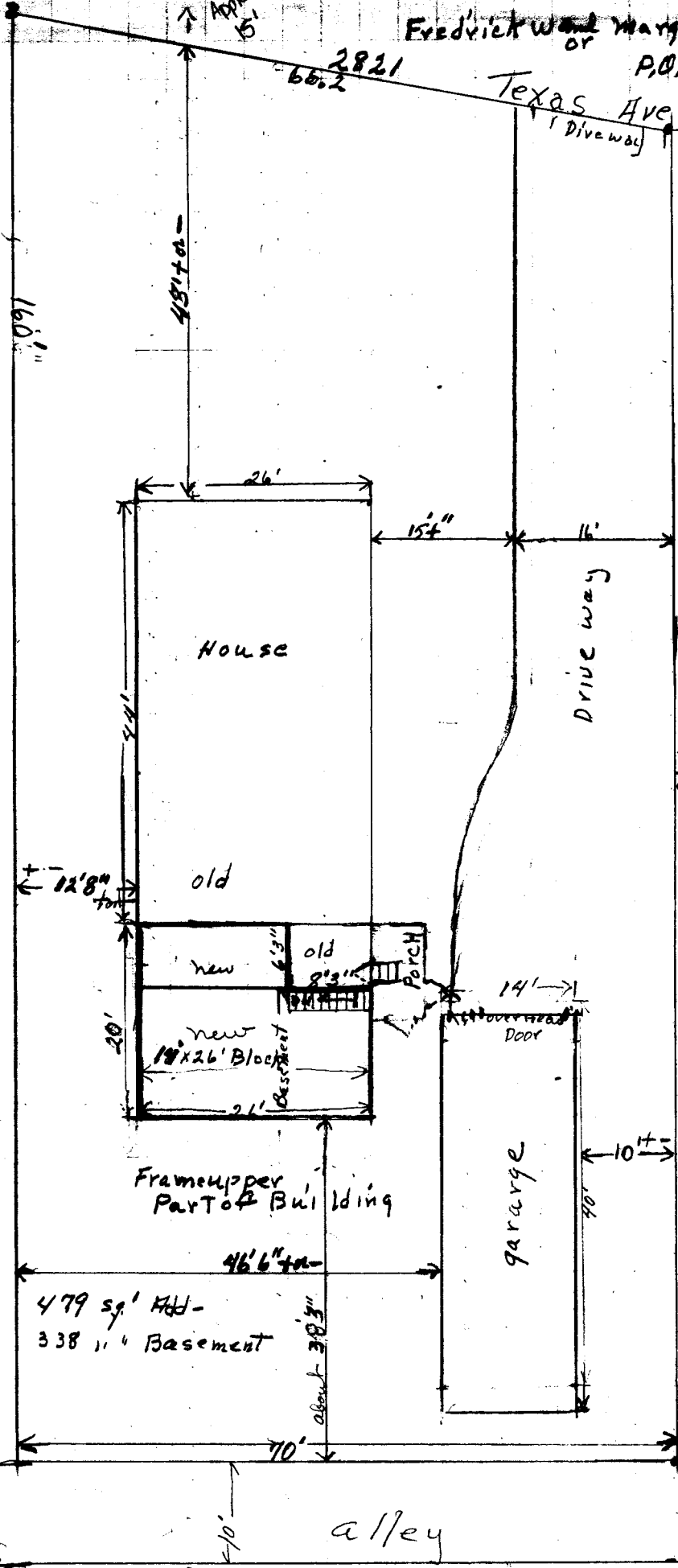
Fredrick W. or Margaret M. Luth  
P.O. Box 100 Palisade Colo  
81526

2821  
66.2

Texas Ave  
Drive way

ACCEPTED  
ANY OTHER... MUST BE  
APPROVED... PLANNING  
DEPT... PERMITS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Hand Mover 4/91



160'

48' total

26'

House

old

new

old

new

18' x 26' Block

Frame upper Part of Building

46'6" total

479 sq' HD -  
338 sq' Basement

about 30'3"

70'

garage

Drive way

148'

alley

40'

12'8" total

20'

15'4"

16'

14'

10'5"

40'

Approx. 15'