

DATE SUBMITTED: 5/19/92

not built

PERMIT NO. _____

FEE \$ 500 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 737 Texas Ave

SQ. FT. OF BLDG: 18' x 35'

SUBDIVISION N Elms Subdivision

SQ. FT. OF LOT: 90' x 155'

FILING # _____

BLK # 1

LOT # 27428

NO. OF FAMILY UNITS: 4 proposed

TAX SCHEDULE # 2945-114-13-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER Merlin Zimmet

USE OF EXISTING BUILDINGS: Residential

ADDRESS 202 North Ave #122

DESCRIPTION OF WORK AND INTENDED USE: Residential Unit

TELEPHONE: 245-6771

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' PL or 45' Ch

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 5

TRAFFIC ZONE: 28

MAXIMUM HEIGHT 36'

PARKING REQ'MT 2 for new unit

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

[Signature]
Department Approval

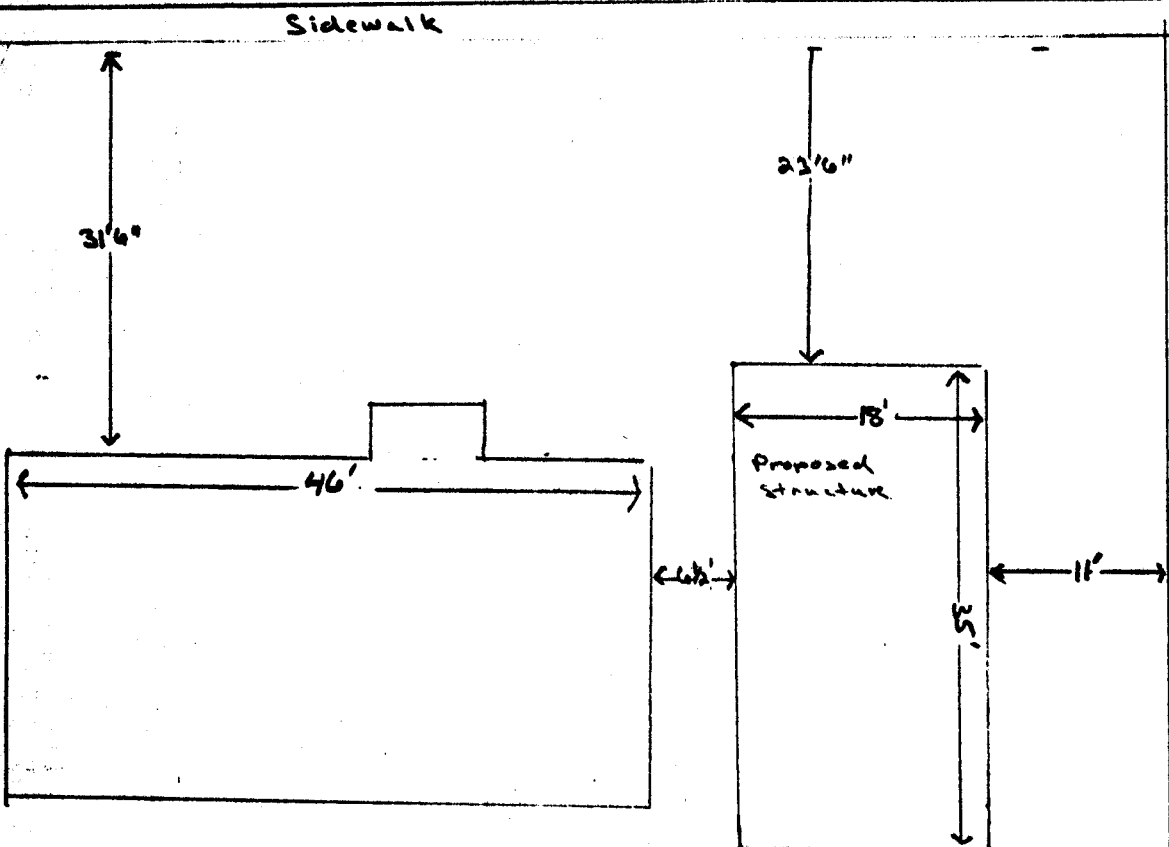
5/19/92
Date Approved

[Signature]
Applicant Signature

5-19-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

725
+
737
Texas



ACCEPTED *5/19/92 Kooler*
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.

