

DATE SUBMITTED: 6/29/92

PERMIT NO. 42054 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1415 TEXAS AVE

SQ. FT. OF BLDG: 20 X 33

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 135' X 70'

FILING # ✓ BLK # ✓ LOT # ✓

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-123-00-017

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Todd L Crane

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 1415 TEXAS AVE

DESCRIPTION OF WORK AND INTENDED USE:  
Addition to house for Family Room

TELEPHONE: GRAND Jct, Colo 8150

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

SETBACKS: FRONT 20

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

SIDE 10 REAR 20

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:  
N/A

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.

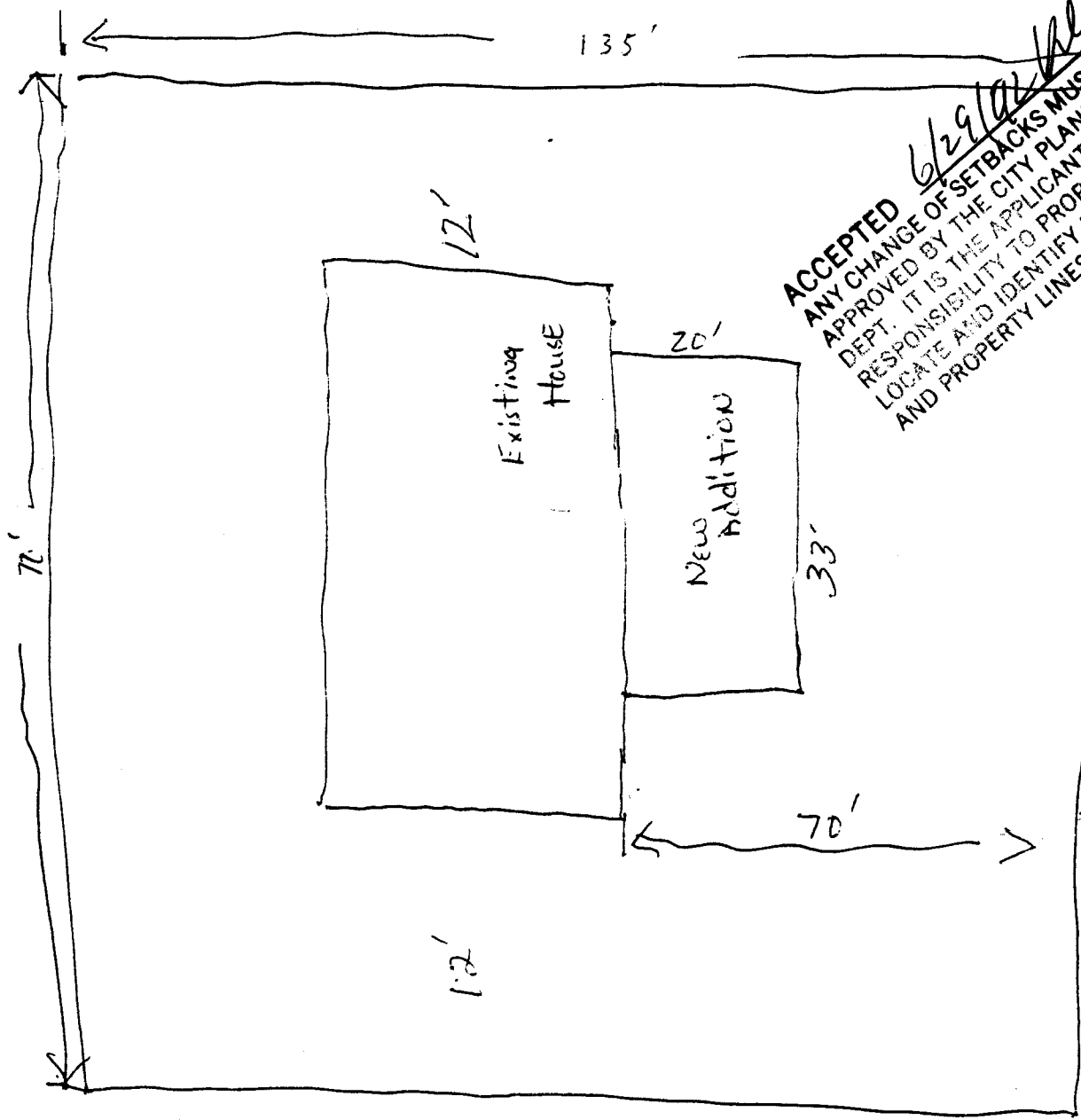
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval  
6/29/92  
Date Approved

[Signature]  
Applicant Signature  
6/29/92  
Date

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

1415 Texas



ACCEPTED *6/29/02 [Signature]*  
 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.

