

DATE SUBMITTED: 10-7-92

PERMIT NO. 43144V

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1445 Texas

SQ. FT. OF BLDG: 16'5" x 19'5"

SUBDIVISION PROJECT PARK

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 123 14003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Craig & ANN Bowman

USE OF EXISTING BUILDINGS: Bedroom & Bath

ADDRESS 1445 Texas

DESCRIPTION OF WORK AND INTENDED USE: addition

TELEPHONE: \_\_\_\_\_

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE RME-32

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

SETBACKS: FRONT 20'

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

SIDE 10 REAR 20'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 36'

PARKING REQ'MT \_\_\_\_\_

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.

Kristen L. Orbeck  
Department Approval

Joe C. Hays  
Applicant Signature

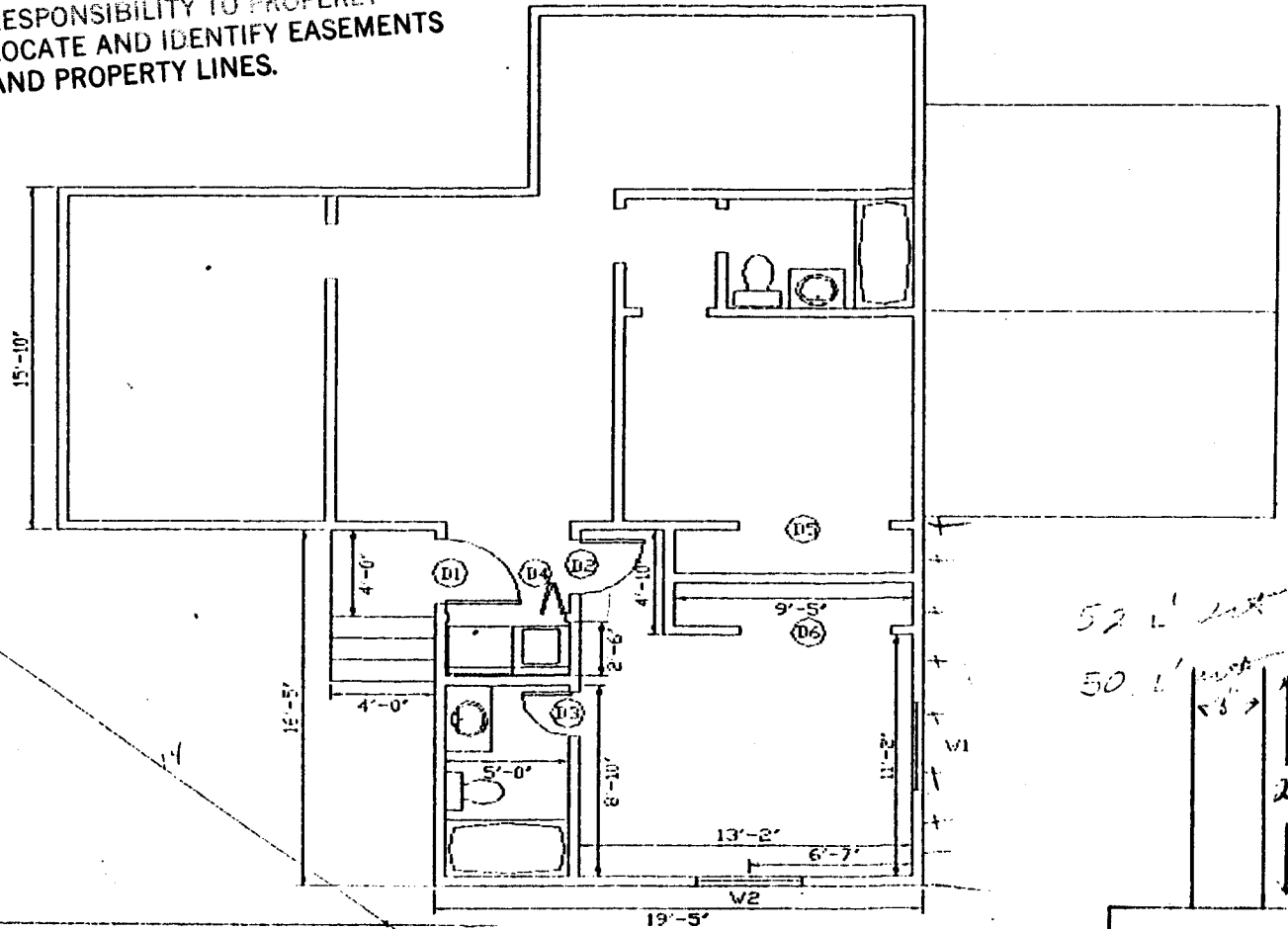
10/7/92  
Date Approved

10/7/92  
Date

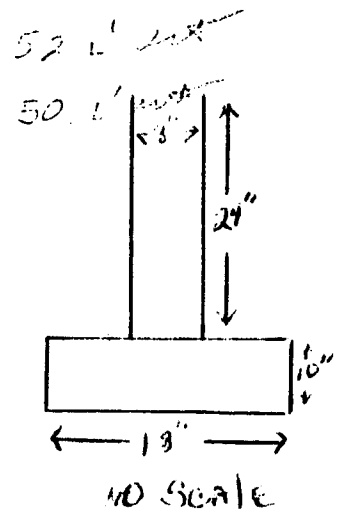
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED KCA 10/7/92  
 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.

Q<sup>th</sup> 1953



FLOOR PLAN ADDITION



75'  
 ALLEY

BOWMAN ADD'N  
 1445 Texas

DRAWN EK
CHECKED
DATE 6-30-92
SCALE NA
JOB NO.
SHEET 1
OF 3 SHEETS

K-E