

work done

DATE SUBMITTED: 3/26/92

PERMIT NO. _____

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2531 Texas Ave SQ. FT. OF BLDG: _____

SUBDIVISION East Elm Ave Heights SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # _____ NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-124-09-034 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Harrison Ennis ✓ USE OF EXISTING BUILDINGS: Single Family

ADDRESS 2531 Texas Ave DESCRIPTION OF WORK AND INTENDED USE: Open sided, attached patio

TELEPHONE: 241-1483

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

FOR OFFICE USE ONLY

ZONE RSF-8 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' P.L. or 45' GEOLOGIC HAZARD: YES _____ NO X

SIDE 3' REAR 9' Ctr of Row CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32' 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.

Jan Koehn
Department Approval
3/26/92
Date Approved

Harrison Ennis
Applicant Signature
3-26-92
Date

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

SITE Plan

TEXAS AVE

Car Port

29' Prop Lane

30'

69' Prop Lane

12'
5/4x6

40' Prop Lane

Door

Drivg.



Prop Lane