

DATE SUBMITTED: 6/26/92

PERMIT NO. 42193 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2604 Texas Ave.

SQ. FT. OF BLDG: 24 X 28

SUBDIVISION East Elm Ave. Heights

SQ. FT. OF LOT: ✓

FILING # _____ BLK # 1 LOT # 13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-08-034

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

OWNER MARK & TRISH TORRES

USE OF EXISTING BUILDINGS: Residential

ADDRESS 2604 Texas

TELEPHONE: 241-6947

DESCRIPTION OF WORK AND INTENDED USE: Detached Garage

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 ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 3 REAR 3

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.

Karel M. Madguc
Department Approval
6/26/92
Date Approved

Trish Torres
Applicant Signature
6-26-92
Date

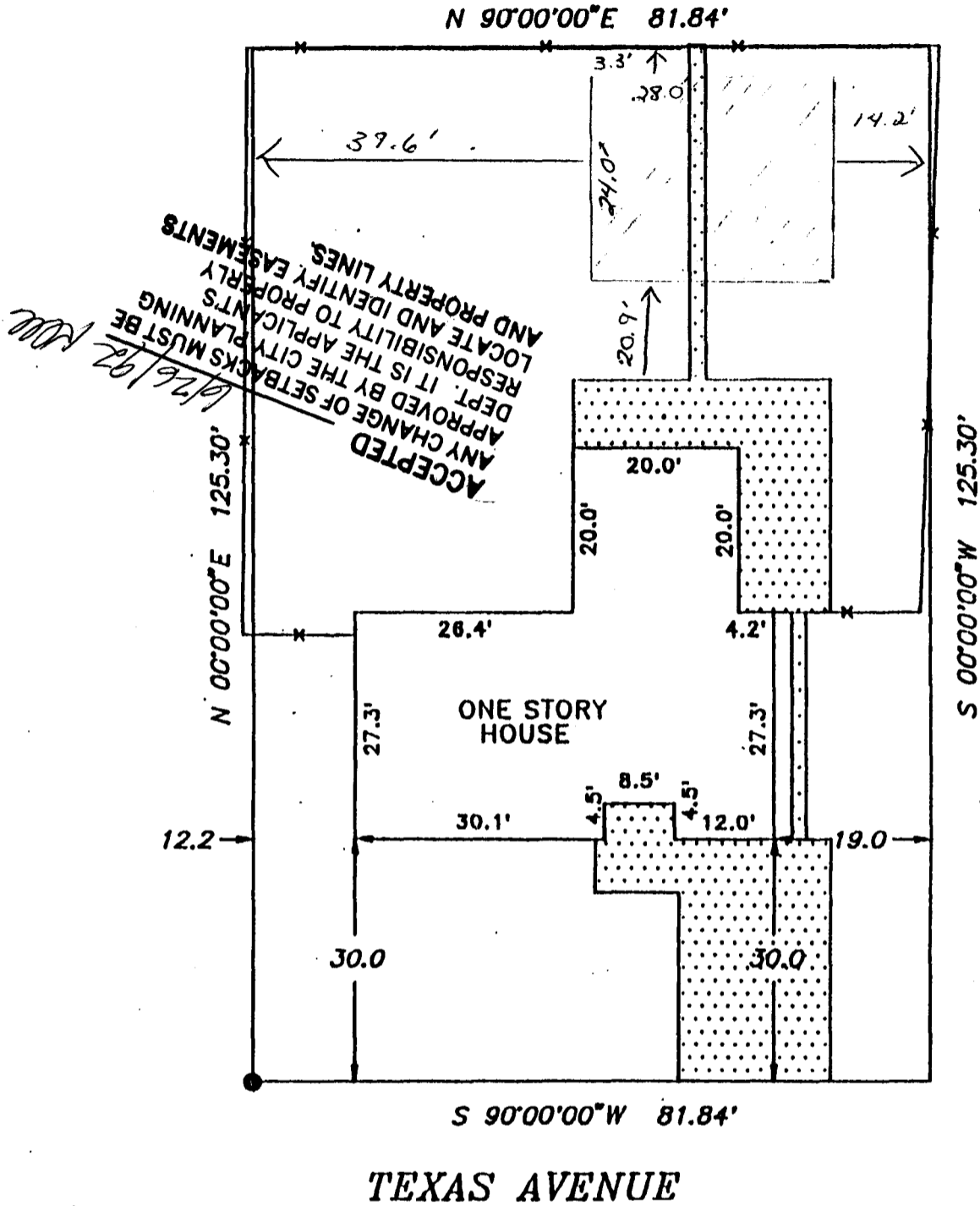
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

IMPROVEMENT LOCATION CERTIFICATE

2604 TEXAS AVENUE, GRAND JUNCTION, COLORADO

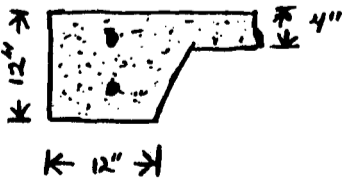
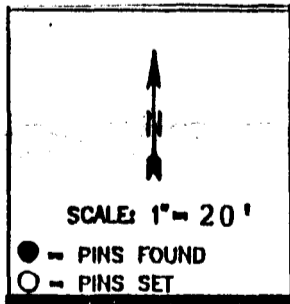
LOT 13, BLOCK 1, EAST ELM AVENUE HEIGHTS, MESA COUNTY, COLORADO

SETBACK & SIDERYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



ACCEPTED
 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.

1/26/92 RML



Monolithic fibred concrete slab for proposed 24'x28' Garage with 1/2" rebar as shown.

— Proposed New Garage addition on lot.

Plot plan for proposed - Detached garage addition.

Proposed 24' X 28' Garage Addition
 Monolithic fibred concrete 4" slab with 12" X 12" perimeter.
 24' roof trusses Pre-Engineered with 4' X 12' pitch.
 2" X 4" wall framed with 2'0" centers, 10' high.
 16'x 8' Garage Door.
 Asphalt shingles over 15# felt.
 Siding to match existing bldg.
 2- 2" X 12" Headers above Garage door opening.