

DATE SUBMITTED: 4-22-93

PERMIT NO. 44954 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 819 Texas Ave

SQ. FT. OF BLDG: 572

SUBDIVISION Nelms

SQ. FT. OF LOT: 7800

FILING # _____ BLK # _____ LOT # 21

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-114-13-010

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

OWNER Karin Vander minden

USE OF EXISTING BUILDINGS: House

ADDRESS 819 Texas Ave

DESCRIPTION OF WORK AND INTENDED USE: Garage

TELEPHONE: 243-5594

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

Designated
FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 3'

CENSUS TRACT: 5 TRAFFIC ZONE: 32

MAXIMUM HEIGHT _____

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.

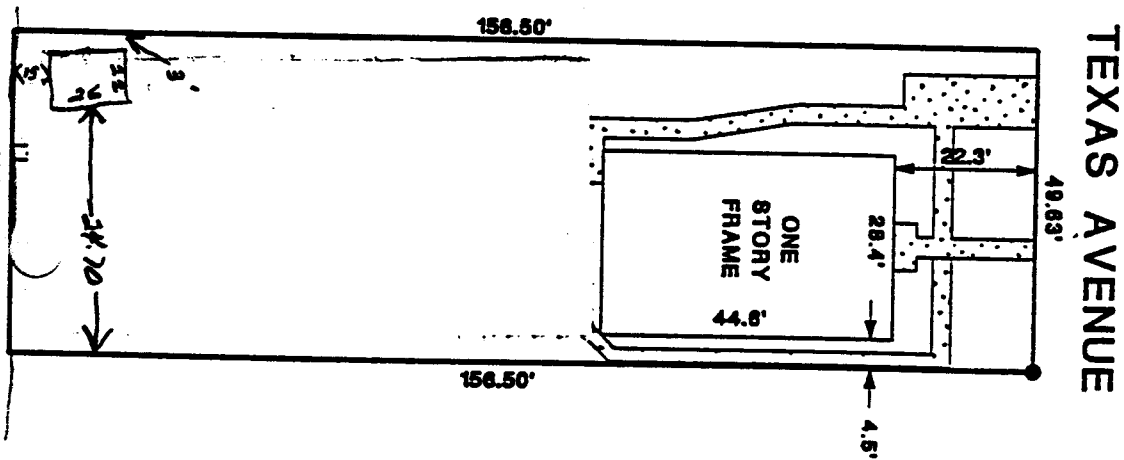
Department Approval

Jain Mullis
Applicant Signature

Date Approved

Apr. 22-1993
Date

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



ACCEPTED MP 4-22-93
 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.

SCALE: 1" = 30'

