

DATE SUBMITTED: 3/10/93

PERMIT NO. 44354

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2410 Texas Ave.

SQ. FT. OF BLDG: 12 X 24

SUBDIVISION Wilcox & Burby Sub

SQ. FT. OF LOT: 80' X 100

FILING # _____ BLK # 1 LOT # 4 out of 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-08-025

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Charles R. Meuret

USE OF EXISTING BUILDINGS: house & garage

ADDRESS 2410 Texas ave 81504

DESCRIPTION OF WORK AND INTENDED USE: carport attached to garage

TELEPHONE: 241-2471

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 X

SETBACKS: FRONT 45' R

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 3'

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.

Kathy Poston
Department Approval

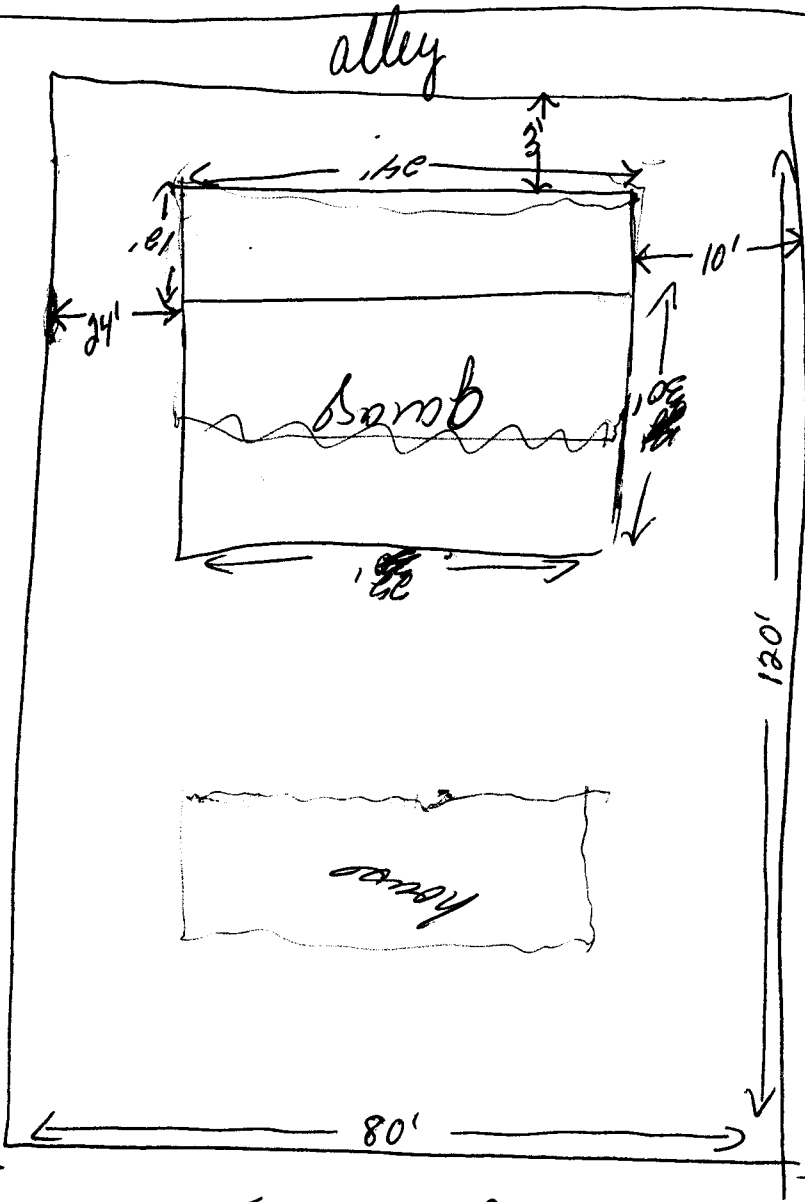
Charles R. Meuret
Applicant Signature

3/10/93
Date Approved

3-10-93
Date

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

2410 Texas Ave.



Texas Ave.

ACCEPTED SP 3/10/93
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.