

DATE SUBMITTED: 2/1/93

PERMIT NO. 44101 ✓

FEE \$ 5.00 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2818 Texas Ave

SQ. FT. OF BLDG: 560

SUBDIVISION East Texas Sub. Amend

SQ. FT. OF LOT: 8400

FILING # _____ BLK # _____ LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-09-003

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

OWNER Ray Warner

USE OF EXISTING BUILDINGS: Residence

ADDRESS 2818 Texas Ave

DESCRIPTION OF WORK AND INTENDED USE: House Renovation

TELEPHONE: 858-3119

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 45' From E

GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 30

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.

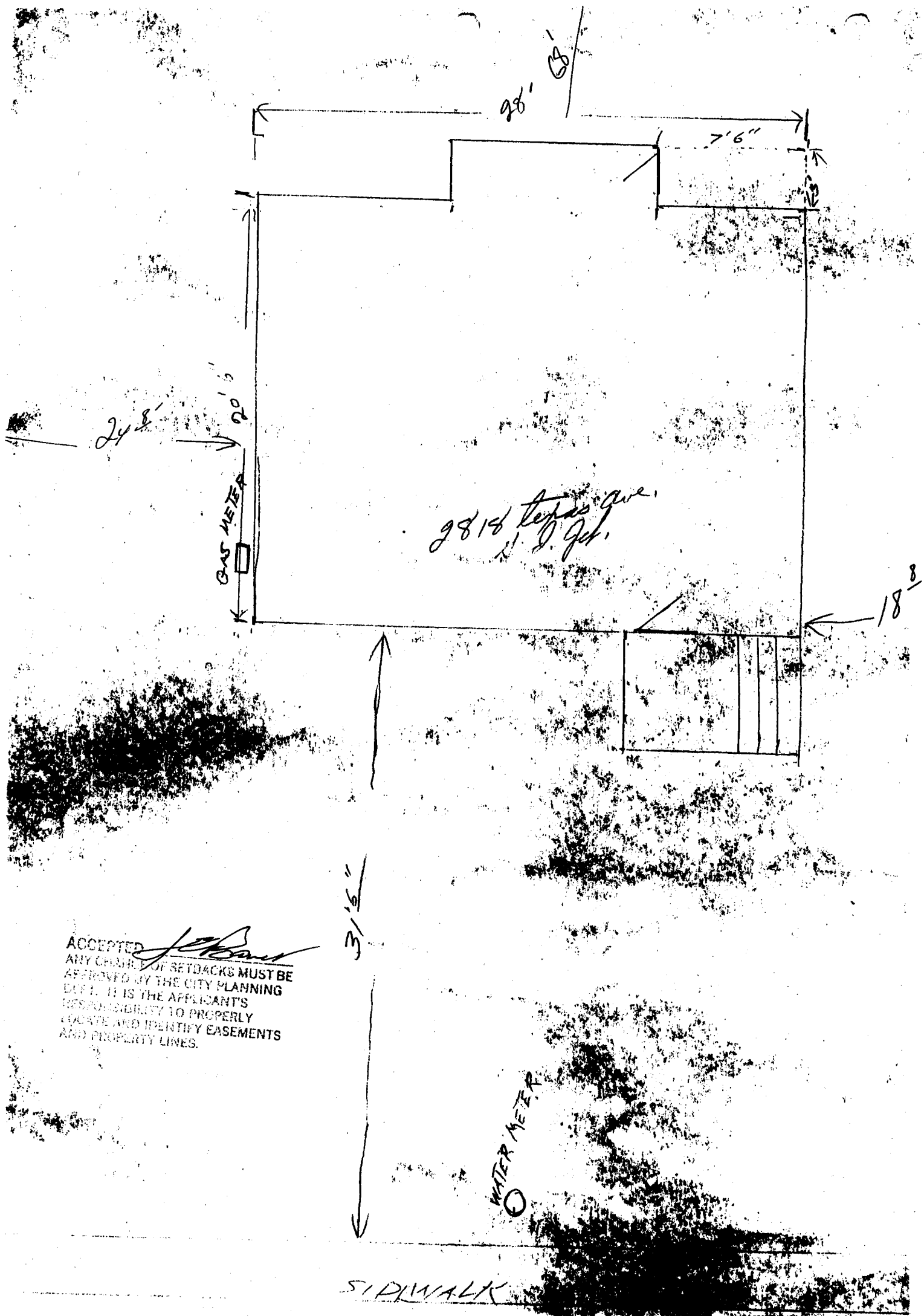
[Signature]
Department Approval

[Signature]
Applicant Signature

2/1/93
Date Approved

2/1/93
Date

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



2818 Lehigh Ave.
D. J. G.

ACCEPTED *J. G. G.*
 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.

WATER METER

SIDEWALK

3'6"