

DATE SUBMITTED: 5/18/93

PERMIT NO. 45037
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2882 1/2 Texas Ave SQ. FT. OF BLDG: _____
 SUBDIVISION Lamb Sub. SQ. FT. OF LOT: _____
 FILING # _____ BLK # 01 LOT # 15 NO. OF FAMILY UNITS: single
 TAX SCHEDULE # 2943-074-21-015 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____
 OWNER Pam Flores (Randolph) USE OF EXISTING BUILDINGS: inclosing car port for a garage
 ADDRESS 2882 1/2 Texas Ave DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 245-6480

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

FOR OFFICE USE ONLY

ZONE RSF8 FLOODPLAIN: DESIGNATED YES _____ NO X
 TBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO _____
 SIDE 5' REAR 15' CENSUS TRACT: 6 TRAFFIC ZONE: 29
 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).

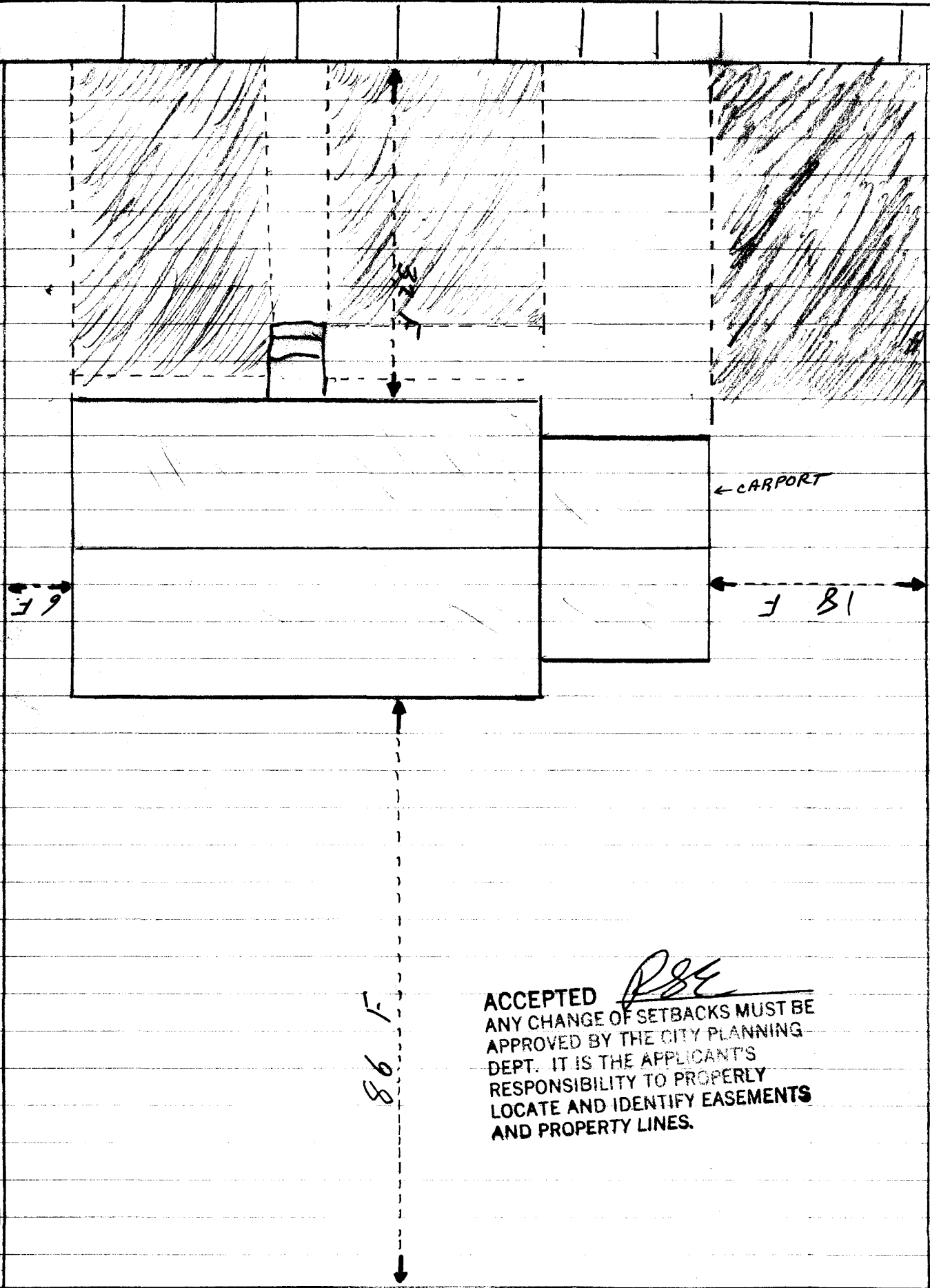
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]
 Department Approval
5/18/93
 Date Approved

[Signature]
 Applicant Signature
5/18/93
 Date

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



ACCEPTED *RSE*
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.