

DATE SUBMITTED April 22, 1994

BUILDING PERMIT NO. 42407

FEE \$ 500

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 1335 TEXAS

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 528

SUBDIVISION Prospect Park

SQ. FT. OF EXISTING BLDG(S) Approx 927

FILING BLK 02 LOT 12

NO. OF FAMILY UNITS 01

TAX SCHEDULE NO. 294912313012

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 01

OWNER TENNIE CAPPS

DESCRIPTION OF WORK AND INTENDED USE:

ADDRESS 1335 Texas Ave

DETACHED GARAGE

TELEPHONE 241-0773

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RMF-32

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 3' from property line

CENSUS TRACT 6 TRAFFIC ZONE 31

Rear 10' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305. Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Bonnie Edwards Applicant Signature _____

Approved 4-22-94 Date Ruby Flynn 4-22-94

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

City Planning

Mayor

Building Department

↑
TEXAS AVE

1335 TEXAS



EXISTING HOUSE

Replace
SEWER LINE
WITH SCH. 40 UNDER
NEW GARAGE



← 22' →

leave
4' to
footer

← 4' →

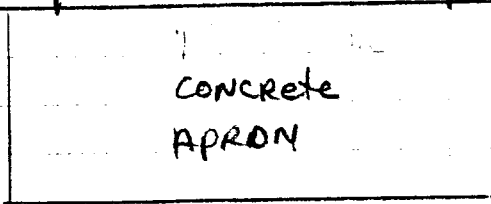
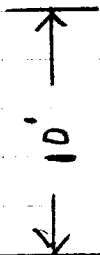
NEW
Detached
GARAGE



← 15' →

4-22-94

ACCEPTED *Bonnie Edwards*
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.



CONCRETE
APRON

ALLEY

PROPERTY LINE