

DATE SUBMITTED: 8-12-87

PERMIT # 28346

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2411 BUNTING

SQ. FT. OF BLDG: 700 w/out carport

SUBDIVISION: Teller Acres

SQ. FT. OF LOT: 127 x 57

FILING # _____ BLK # 3 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-24-008

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Jeffrey G. Linn

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 2411 BUNTING

PHONE: 241-5466

DESCRIPTION OF WORK AND INTENDED USE:
Close in carport

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: Rmf-32

FLOODPLAIN: YES _____ NO

SETBACKS: F 45 S 10³ R 20

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 36.

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Variance #87-6
granted for sideyard setbacks from

10 feet to 3 feet

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

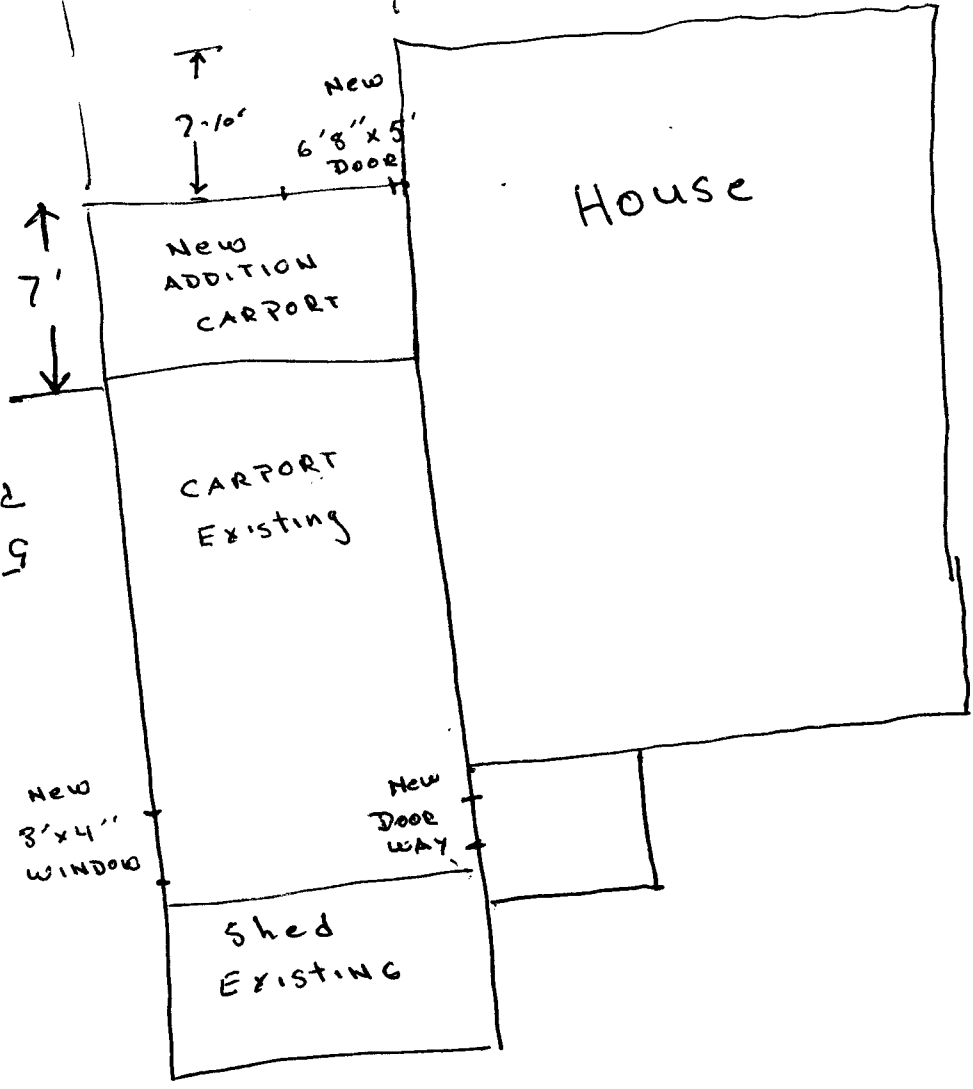
DATE APPROVED: 8-12-87

APPROVED BY: [Signature]

Jeffrey G. Linn
SIGNATURE

2411 BUNTING

30' to street
↑
Driveway



5' to Property Line
←

15' to Property Line
→

ADD 7' TO CARPORT
ENCLOSE, ADD DOOR + DOORWAY
Re-Roof + ADD WINDOW

50' to ALLEY
↓