

DATE SUBMITTED: 4/20/88

PERMIT # 30047

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 412 Teller

SQ. FT. OF BLDG: 14' x 22'

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: 50 x 125

FILING # _____ BLK # 15 LOT # 29, 30

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:
2945-142-09-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Mary Jansen

USE OF ALL EXISTING BUILDINGS:
house + apt.

ADDRESS: 412 Teller

PHONE: 242-2977

DESCRIPTION OF WORK AND INTENDED USE:
Garage

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

FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S 3 R 10

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 1

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

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.

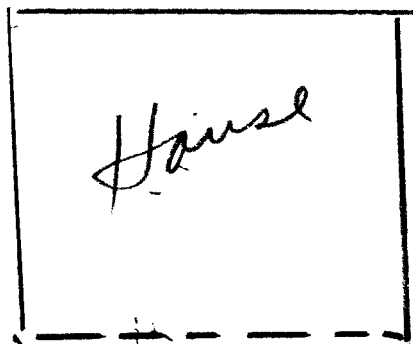
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/20/88

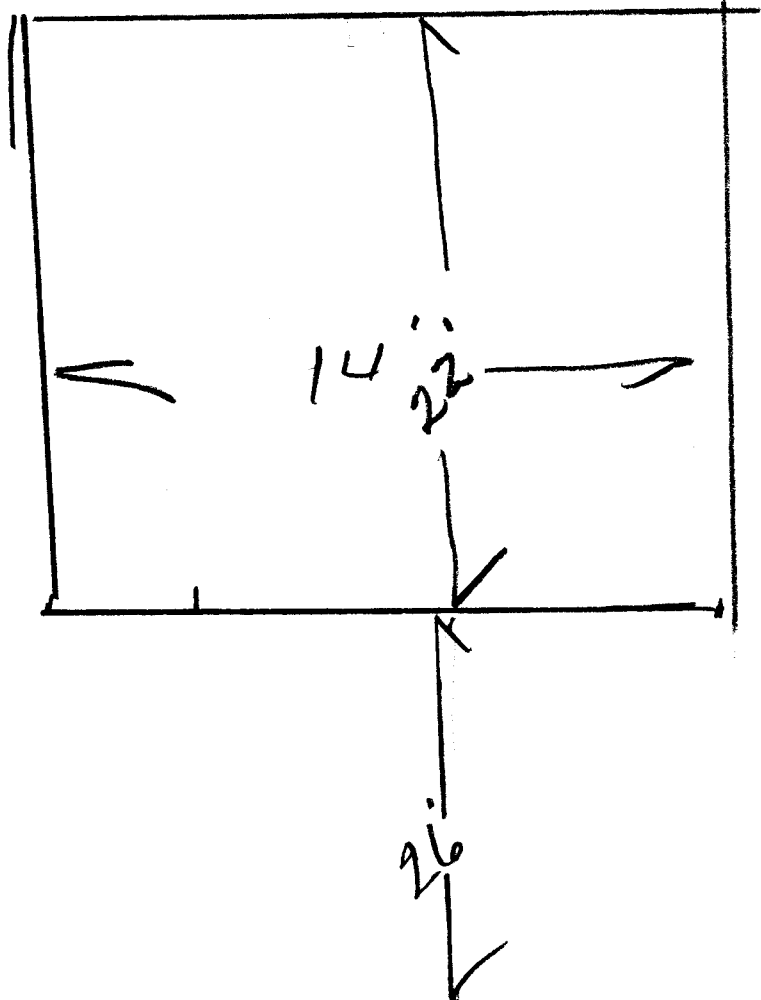
APPROVED BY: Kathy Portner

Arthur Butts
SIGNATURE

4 1/2 Teller
50'



120'



4'