

DATE SUBMITTED: 2/10/89

PERMIT # 32248

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 538 TELLER AVE

SQ. FT. OF BLDG: 850 sq ft

SUBDIVISION: CITY OF GRAND JUNCTION

SQ. FT. OF LOT: 6250

FILING # _____ BLK # 08 LOT # 23+24

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 142 08 011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: MICHAEL O'BOYLE

USE OF ALL EXISTING BUILDINGS:
MAIN HOUSE + DETACHED GARAGE

ADDRESS: 538 TELLER AVE G/S

PHONE: 241 4792

DESCRIPTION OF WORK AND INTENDED USE:
ADD BEDROOM TO HOUSE

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

SETBACKS: F 20' *S 3' R 20'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: * BOA sided yard
Approval # 89-3

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: 2/10/89

APPROVED BY: Ginette Wetzel

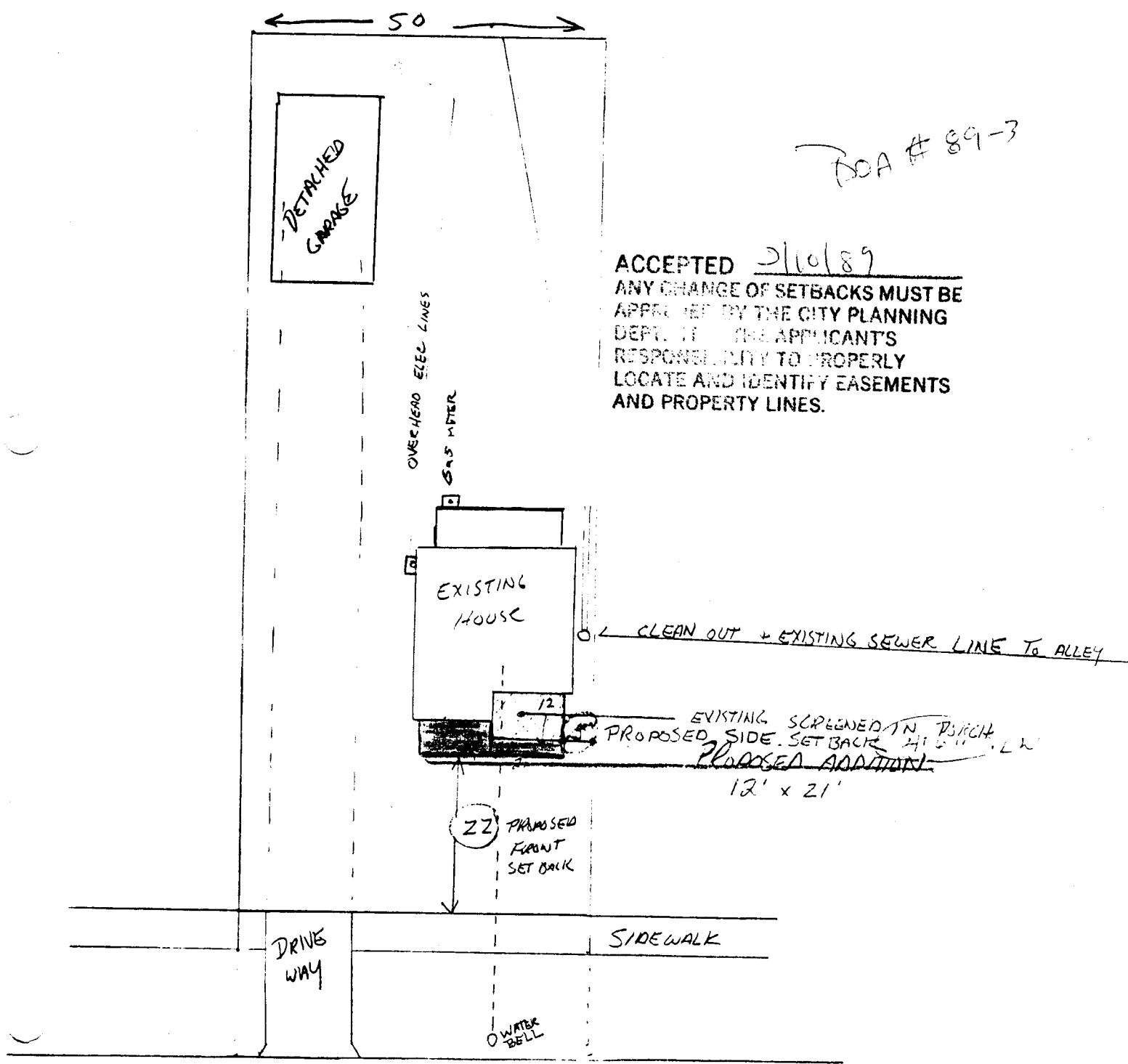
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MIKE O'BOYLE
538 TELLER AVE
GRAND JUNCTION, COLO

PROPOSED ADDITION TO EXISTING HOUSE

DOA # 89-3

ACCEPTED 2/10/89
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.



538
TELLER AVE
NORTH