

DATE SUBMITTED: 2-1-90

PERMIT # 35006

FEE 8500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2841 Teller Ave

SQ. FT. OF BLDG: 12X60

SUBDIVISION: Village Way

SQ. FT. OF LOT: —

FILING # — BLK # — LOT # 3

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER: 700805-394436
2943-182-02-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: —

PROPERTY OWNER: Linda Allen Munsgieck

USE OF ALL EXISTING BUILDINGS: —

ADDRESS: 2841 Teller

PHONE: —

DESCRIPTION OF WORK AND INTENDED USE:

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

Set up mobile Arma

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES — NO

SETBACKS: F — S — R Per Path

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: As Per Path

CENSUS TRACT #: 7

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: —

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 2-1-90

APPROVED BY: Linda Wetzel

Linda Allen
SIGNATURE

mother