

DATE SUBMITTED: 5/22/91

PERMIT # 38802

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 274 Allice Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Sunland Sub

SQ. FT. OF LOT: 150' x 140'

FILING # \_\_\_\_\_ BLK # 1 LOT # 23,24, B

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-251-05-046

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Jim & Wanda Bryan

House + detached garage

ADDRESS: 274 Allice Ave

USE OF ALL EXISTING BUILDINGS:

PHONE: 241-4497

Single family

DESCRIPTION OF WORK AND INTENDED USE:  
Addition family room, bathroom, utility room

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: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 45' Or S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 30'  
ROW. or 20' from Prop line

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Max Coverage of lot by structures 45%

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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.)

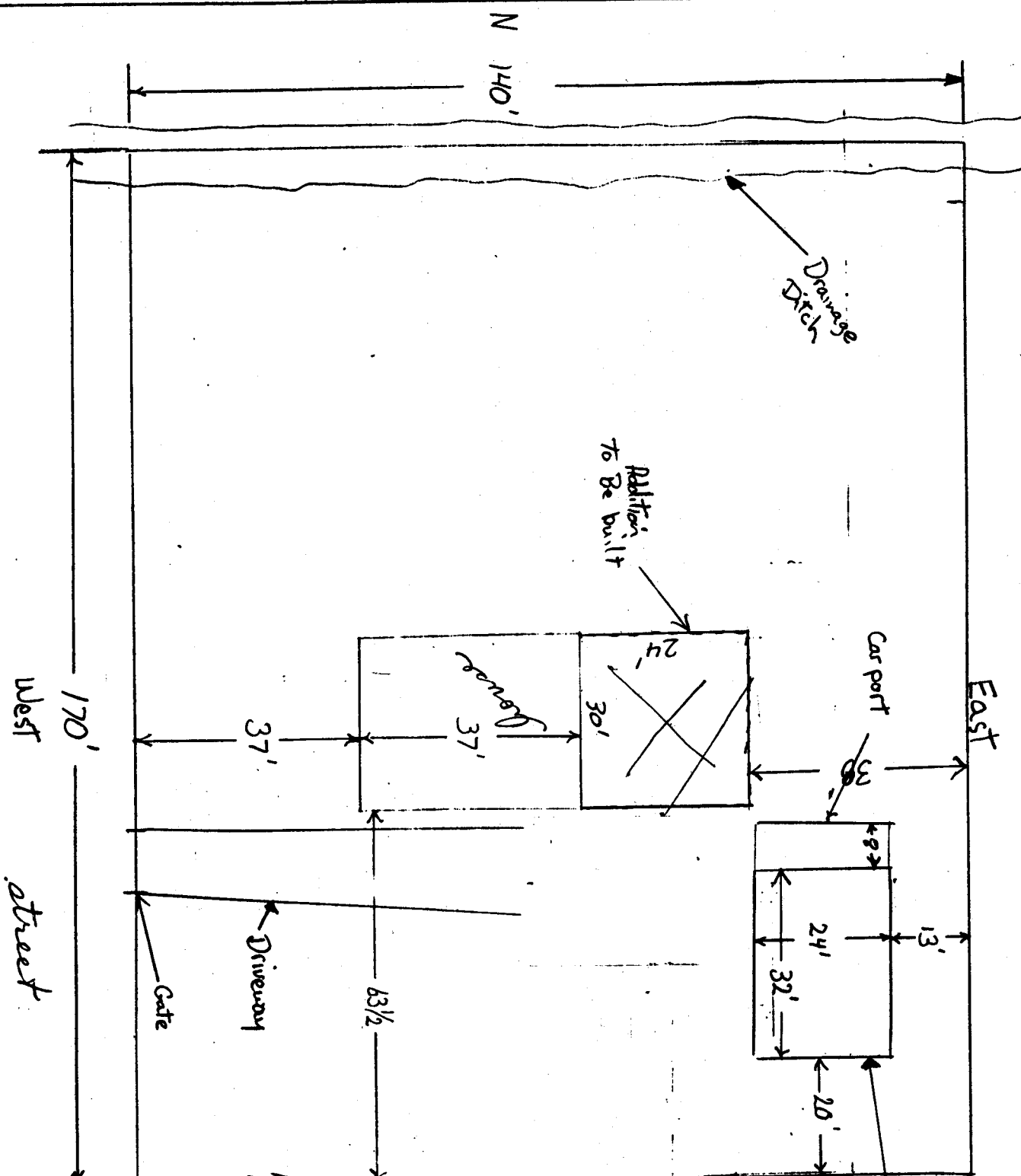
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 5/23/91

APPROVED BY: B. Paulson

Wanda J. Bryan  
SIGNATURE



East

N 140'

Drainage Ditch

Addition to be built

Carport

Garage

South

West street

Alliger Avenue

170'

37'

24'  
30'

63 1/2'

Driveway

Gate

13'  
24'  
32'

20'

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY CITY PLANNING  
DEPARTMENT  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

88 5/23/91

43250 / 43255

DMV

Approved 12/3/88  
City Planning 21