

DATE SUBMITTED: 7/26/91

PERMIT NO. 39335

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2858 1/2 Teller Ave.

SQ. FT. OF BLDG: 24' x 24'

SUBDIVISION: Meeks subdivision

SQ. FT. OF LOT: 125.08' x 69.5'

FILING NO. BLK NO 2 LOT NO. 17

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943-181-02-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: ERASMO + Robin Chavez

USE OF EXISTING BUILDINGS: Home

ADDRESS: 2858 1/2 Teller Ave.

DESCRIPTION OF WORK AND INTENDED USE: Garage x 2 car

TELEPHONE: 242-2511

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE R5F-8

FLOODPLAIN: YES NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO

SIDE 3 REAR 3

CENSUS TRACT: 7

MAXIMUM HEIGHT 32

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Lutheria M. Porter
Department Approval
7/26/91
Date Approved

Robin Chavez
Applicant Signature
7/26/91
Date

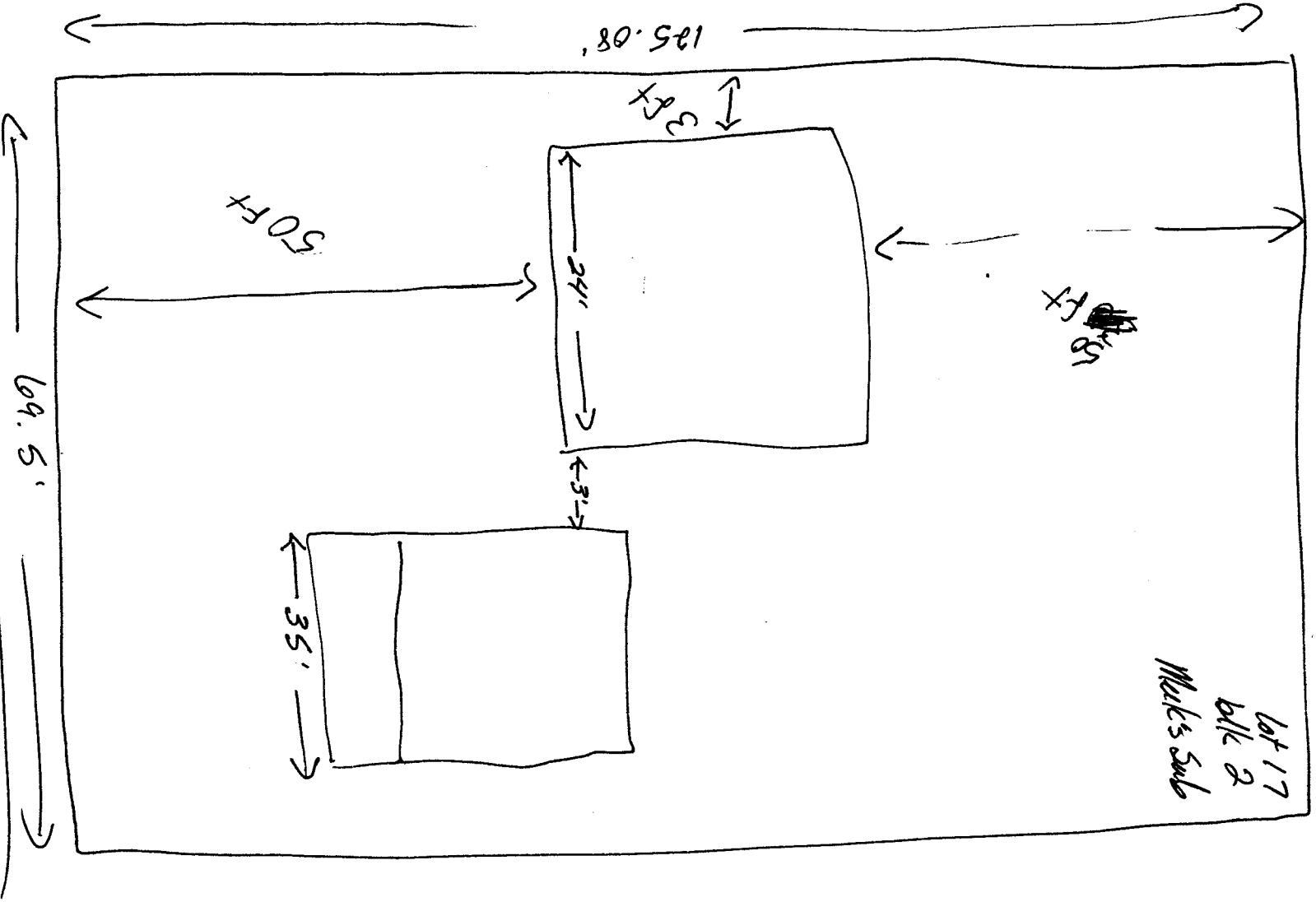
*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

ACCEPTED RP 7/26/91
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.



2858 1/2 Teller

Teller



Lot 17
blk 2
Muel's Sub