

DATE SUBMITTED: 2/10/92

PERMIT NO. 40896

FEE \$ 5.00

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2331 Bunting

SQ. FT. OF BLDG: 19' x 20'

SUBDIVISION Teller Acres

SQ. FT. OF LOT: Appx 50' x 125'

FILING # \_\_\_\_\_ BLK # 3 LOT # 4

NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-124-24-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One

OWNER Ralph Culver

USE OF EXISTING BUILDINGS: Single family

ADDRESS 2331 Bunting Ave

DESCRIPTION OF WORK AND INTENDED USE: Detached Garage

TELEPHONE: 242-0543

REQUIRED: Two 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: FRONT 20' P.L. or 45'

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

SIDE 3' REAR 10' *ctr of ROW*

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 36'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: n/a

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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.

B. Paulson  
Department Approval

X Robert McClure  
Applicant Signature

2/11/92  
Date Approved

\_\_\_\_\_  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED BP 2/11/92  
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.

