

DATE SUBMITTED: 4/10/92

PERMIT NO. 41452 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2854 Bunting Ave

SQ. FT. OF BLDG: 13' x 12' Carport

SUBDIVISION Hutt Sub

SQ. FT. OF LOT: 50' x 150'

FILING # _____ BLK # _____ LOT # 8

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-074-13-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: House & shed

OWNER Gary Wagner

USE OF EXISTING BUILDINGS: Single Family

ADDRESS 2854 Bunting Ave

TELEPHONE: 243-5425

DESCRIPTION OF WORK AND INTENDED USE: Enclosing Carport, changing into Bedroom

REQUIRED: Two 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: FRONT 20' PL or 45'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 15' ctr of R.O.W.

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 30'

PARKING REQ'MT _____

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).

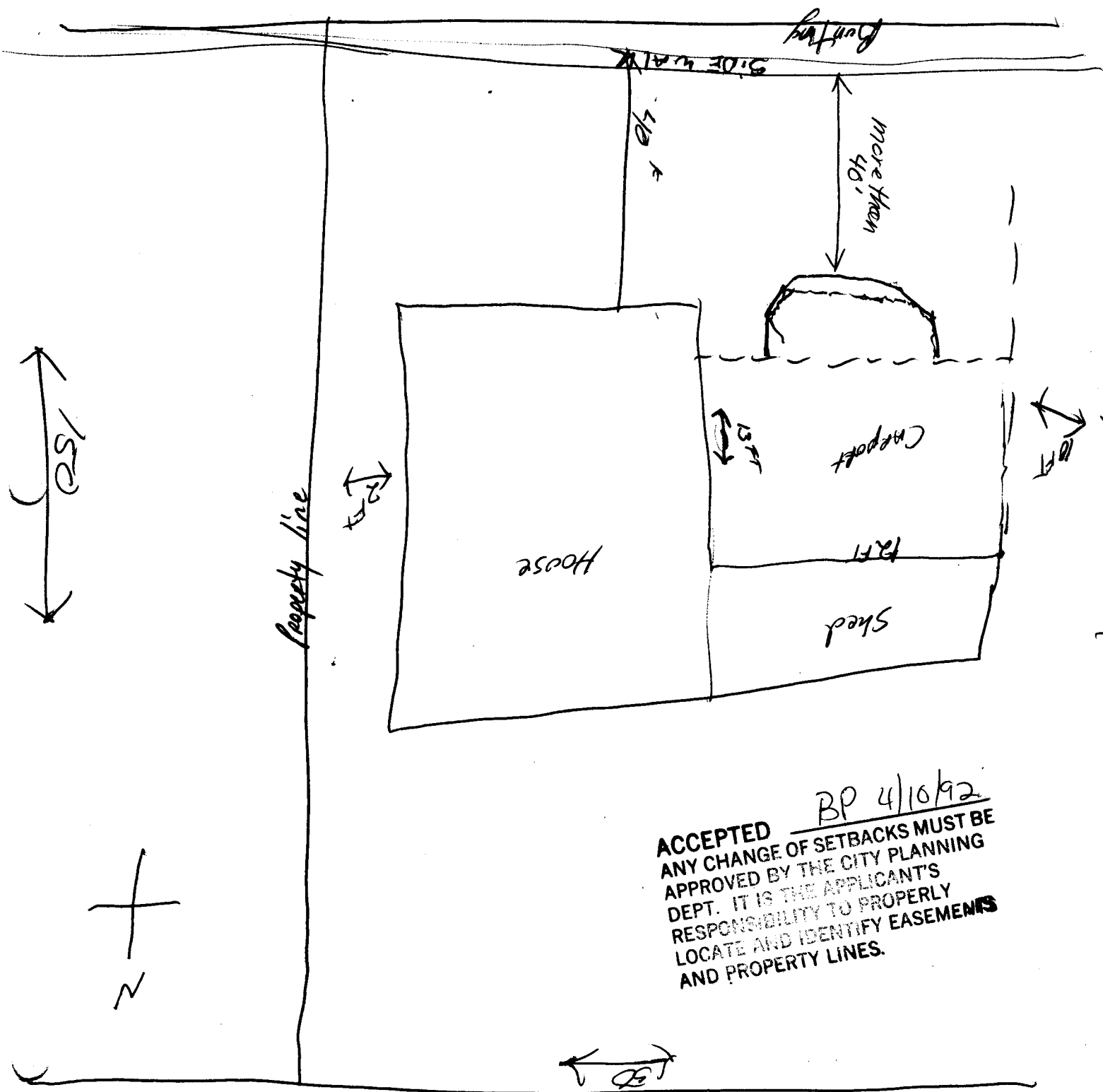
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

B. Paulson
Department Approval
4/10/92
Date Approved

[Signature]
Applicant Signature
4-10-92
Date

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



ACCEPTED BP 4/10/92
 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.