

DATE SUBMITTED: 5/20/92

PERMIT NO. \_\_\_\_\_

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 259 Teller Avenue ✓ ~~011~~ SQ. FT. OF BLDG: 2094

SUBDIVISION City of Grand Junction SQ. FT. OF LOT: 6250

FILING # None BLK # 32 LOT # 15 & 16 NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-142-14-008 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One

OWNER David & Linda Hunsicker ✓ USE OF EXISTING BUILDINGS: Residence

ADDRESS 259 Teller Avenue

TELEPHONE: (303) 245-0837

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel & Additions to House, Add Garage, Residence

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 ✓

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE ~~\_\_\_\_\_~~ REAR \_\_\_\_\_

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

setbacks as per approved plan

\*\*\*\*\*  
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.

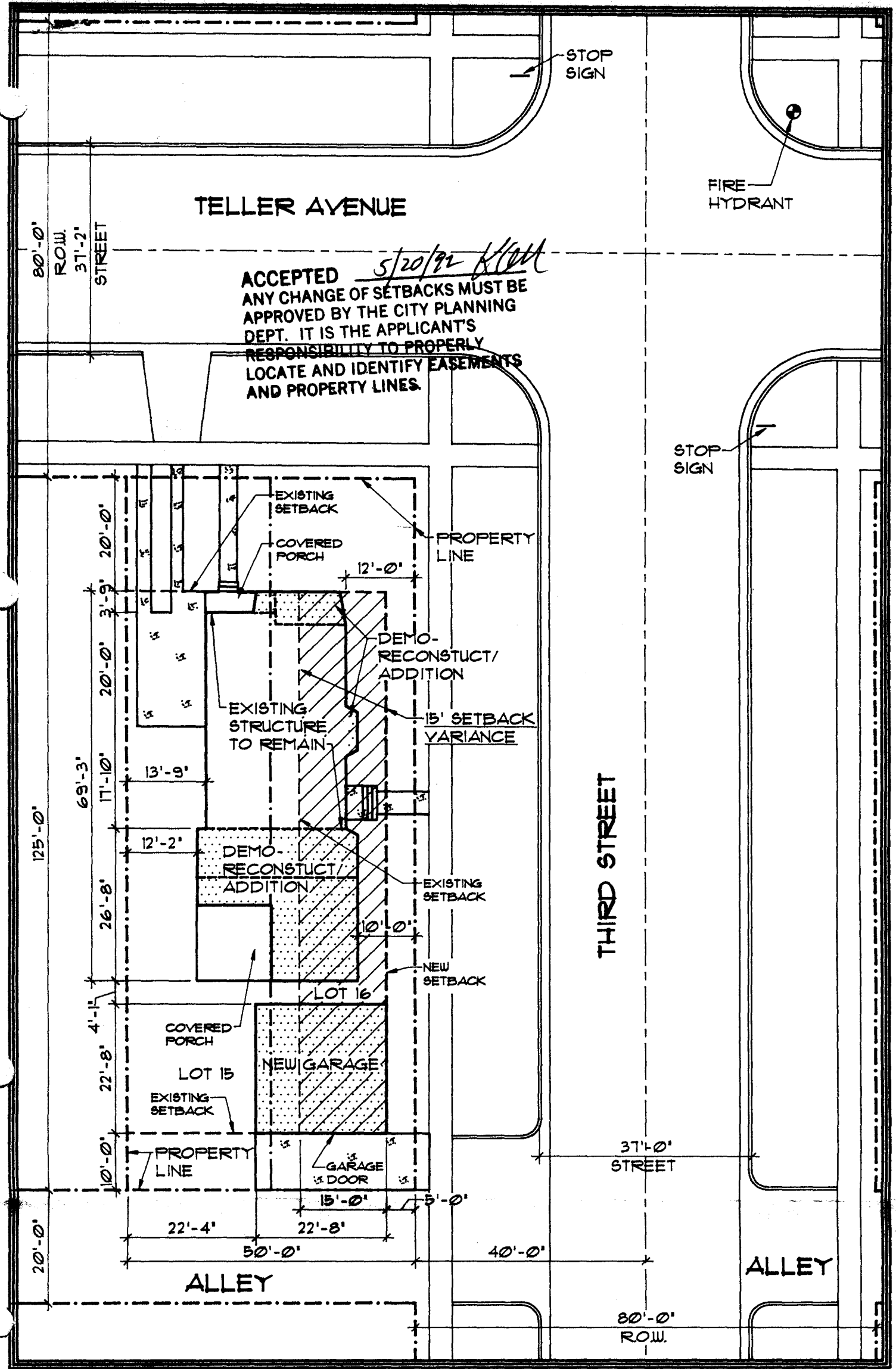
Karl G. Metzger  
Department Approval

David Hunsicker  
Applicant Signature

5/20/92  
Date Approved

5/20/92 Linda Hunsicker  
Date

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



NORTH

**1**  
**SP1**

**PROPOSED SITE PLAN**

SCALE: 1" = 20'-0"

LOTS 15 & 16 IN BLOCK 32 IN THE CITY OF GRAND JUNCTION, COLORADO  
PARCEL NUMBER 2945-14214-008