

DATE SUBMITTED: 9/25/92

PERMIT NO. 43004 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2860 1/2 Teller Ave.

SQ. FT. OF BLDG: 400 SF

SUBDIVISION Marks Subdivision

SQ. FT. OF LOT: 70 x 175 SF

FILING # _____ BLK # 2 LOT # 15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-1B1-02-019

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Diane Allinger

USE OF EXISTING BUILDINGS:
single family residence

ADDRESS 2860 1/2 Teller Ave.

DESCRIPTION OF WORK AND INTENDED USE:
Build Carport/Garage

TELEPHONE: 245-6881

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' from property

GEOLOGIC HAZARD: YES _____ NO X

DE 3' REAR 3'

CENSUS TRACT: 7 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

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.

Angeline Barrett
Department Approval

[Signature]
Applicant Signature

9/25/92
Date Approved

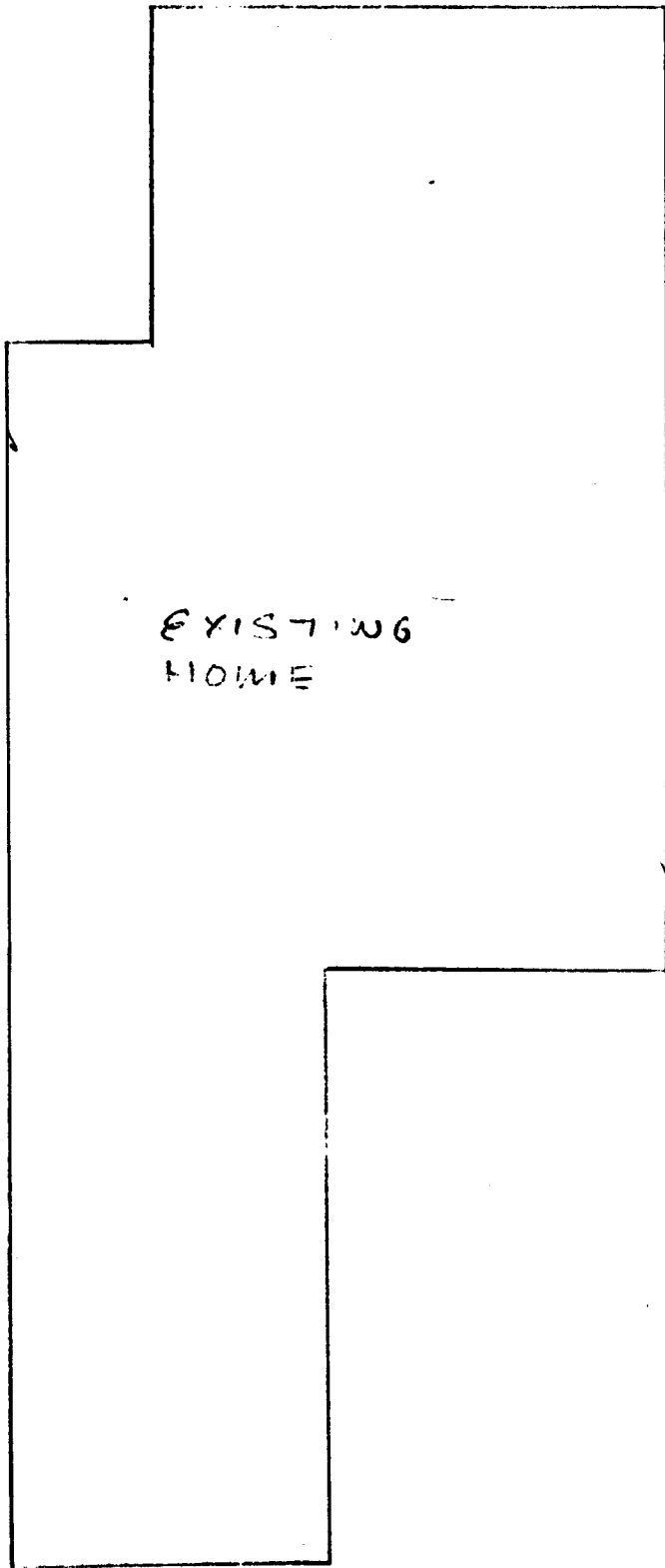
9/25/92
Date

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

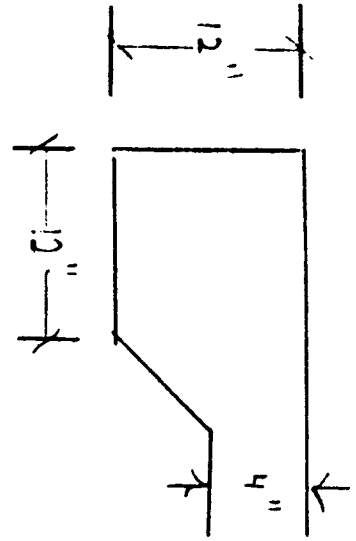
Teller Avenue

JOB SITE 1

2850'S TELLER AVE

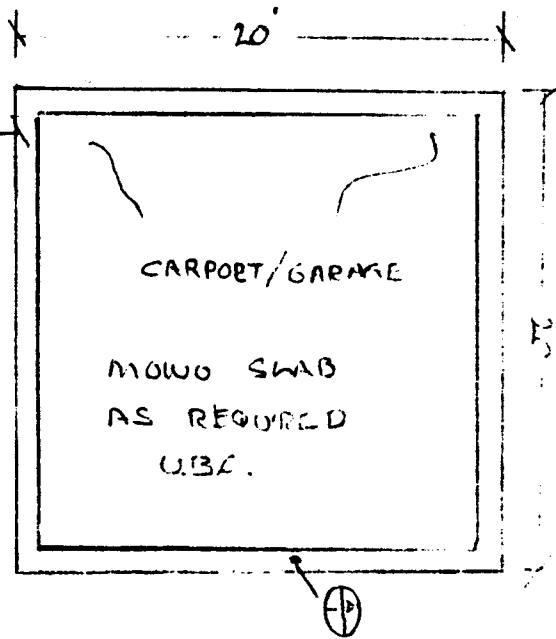


EXISTING HOME



DETAIL (A)

* NOTE 6' FROM PROPERTY LINE



CARPORT/GARAGE

MOW SWAB
AS REQUIRED
UBC.

(B)