

DATE SUBMITTED: 3-18-92

PERMIT NO. 412241

FEE \$ 5.00

308 HA

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2860 1/2 TELLER AVE

SQ. FT. OF BLDG: _____

SUBDIVISION MEEK'S

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 15

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-181-02-019

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

OWNER DIANE ALLINGER

USE OF EXISTING BUILDINGS: _____

ADDRESS 2860 1/2 TELLER AVE 81501

DESCRIPTION OF WORK AND INTENDED USE: _____

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 _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 7 TRAFFIC ZONE: 39

MAXIMUM HEIGHT _____

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

Diane Allinger
Applicant Signature

3/10/92
Date Approved

March 18, 1992
Date

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

EXISTING HOUSE

5 ↑

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IN ALL INSTANCES
RESPONSIBILITY FOR CORRECTLY
LOCATE AND SETBACKS
AND PROPERTY LINES.

3° door

W

25

PROPERTY

N

17'

14'

5 MIN

