

DATE SUBMITTED: 2-24-93

PERMIT NO. 41231 ✓
41232 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 815 Bunting Ave

SQ. FT. OF BLDG: 528'

SUBDIVISION ~~2945-114-17-002~~
Rox Park Sub.

SQ. FT. OF LOT: 9000

FILING # _____ BLK # 3 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-114-17-002

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

OWNER AC/P.S. Dinnel

USE OF EXISTING BUILDINGS: Home dwelling

ADDRESS 815 Bunting Ave

TELEPHONE: 243-3453

DESCRIPTION OF WORK AND INTENDED USE: Garage (for cars) covered open patio and front screened porch.

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 45

GEOLOGIC HAZARD: YES _____ NO

SIDE 3 REAR 3

CENSUS TRACT: 2 TRAFFIC ZONE: 33

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

2-24-93
Date Approved

2-24-93
Date

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

N

For City

Bunting Ave (815) in City

Side Walk

Red Ink = NEW Proposed Structures

Proposed Screen Park (26' x 9')

Existing House

1/11 2/24/93

W ←

→ E

Steps down to basement

(14' x 6') Pergola

Existing patio w/ cover

Open Patio

Concrete (26' x 12')

Proposed

Proposed

