

3001-0920-026

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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | - |

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| BLDG PERMIT NO. 52728 |
|-----------------------|

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2859 TELLER AV. TAX SCHEDULE NO. 2943-181-03-009

SUBDIVISION MEEK'S SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER DONALD A ARELLANO NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2859 TELLER AV.

(1) TELEPHONE 241 0996 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT DONALD A ARELLANO NO. OF EXISTING BLDGS _____

(2) ADDRESS 2859 TELLER AV DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241 0996 enclose existing carport

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENS.T. 7 T.ZONE 39 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7-10-95

Department Approval Marcia Patideaux Date 7-10-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jackie S. Berry Date 7/10/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2859 TELLER AV

69.44'

CURB

SIDE WALK

21' 5"

DRIVE WAY

45' 1/2"

FRONT YARD

40' 3"

CAR PORT

8' 2"

9' 8"

HOUSE

27' 4"

11' 10"

122.14 FT

8x12 PATIO

BACK YARD

55' 2"

ACCEPTED MC 7-10-95
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.