

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 57566

0081680025

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 424 TELLER AV. TAX SCHEDULE NO. 2945-142-09-012

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600^{sq}

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 1200^{sq}

(1) OWNER RON STUART NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 424 TELLER AV.

(1) TELEPHONE (970) 243-0881 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
ONE WILL DEMO (SITED)

(2) APPLICANT RON STUART USE OF EXISTING BLDGS SINGLE FAMILIES.

(2) ADDRESS 424 TELLER AV. DESCRIPTION OF WORK AND INTENDED USE: ADD.

(2) TELEPHONE (970) 243-0881 OF 3-CAR GARAGE

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 RMF-32 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Parking Req'mt —
 or 45' from center of ROW, whichever is greater

Side 3' from PL Rear 10' from PL Special Conditions —
to eave

Maximum Height 36'

CENSUS TRACT 3 TRAFFIC ZONE 4235

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 6-24-96

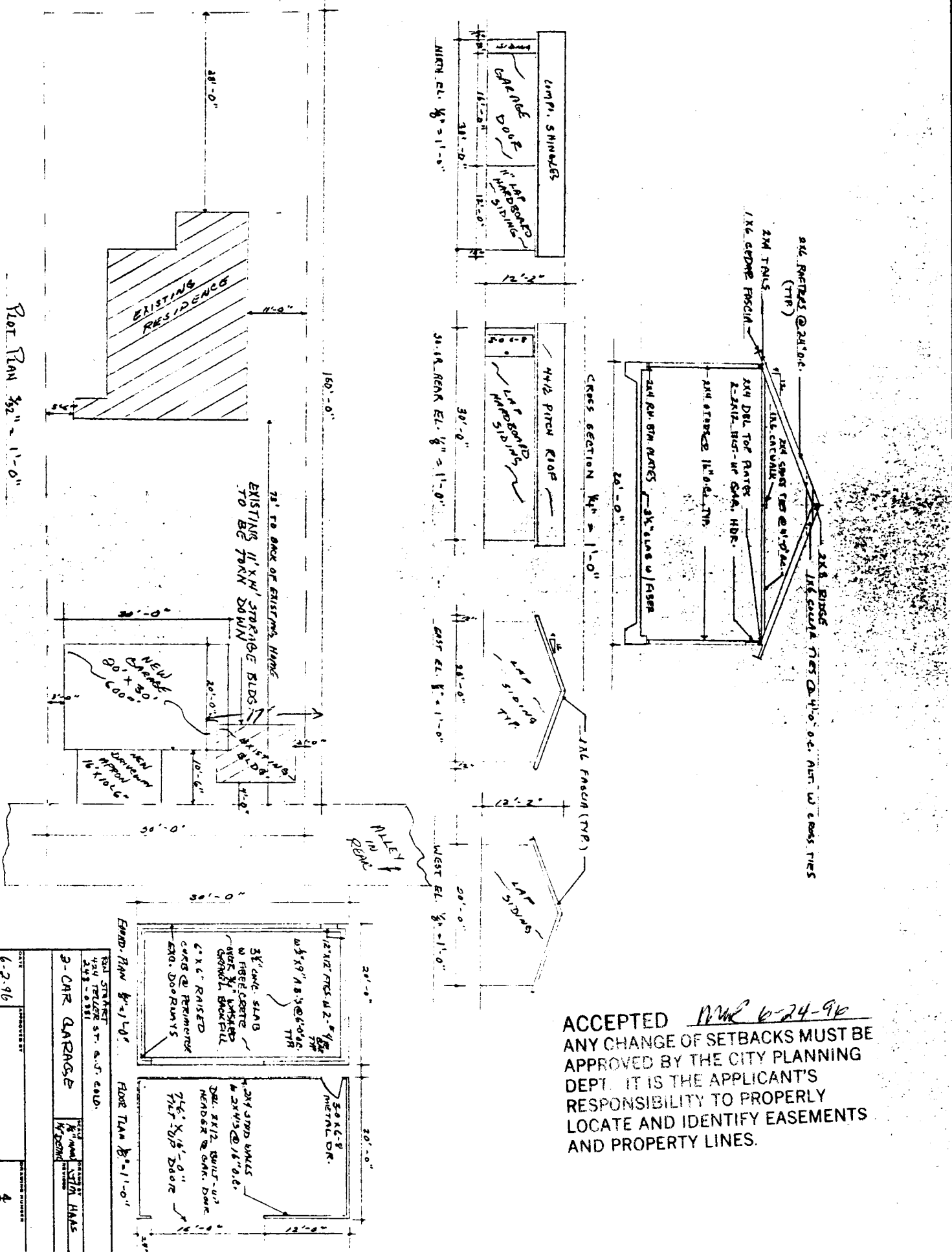
Department Approval [Signature] Date 6-24-96

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. S/F No charge

Utility Accounting [Signature] Date 6/24/96

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

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



PLOT PLAN 3/32" = 1'-0"

ACCEPTED MMR 6-24-96
 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.

DATE	6-2-96	APPROVED BY	
PROJECT NO.	3-CAR GARAGE	SCALE	3/32" = 1'-0"
CLIENT	RAIN STREET 450 TULLER ST. S.F. CALIF. 943 - 0181	PROJECT BY	AXSON ARCHITECTURE & INTERIORS
		REVISION	STEIN HAAS
		APPROVED BY	
		DATE	4