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BLDG PERMIT NO. <u>57168</u>

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

2008-1610-08-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>538 TELLER AVE</u>	TAX SCHEDULE NO. <u>2945-142 08 011</u>
SUBDIVISION <u>DOWNTOWN GJ</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>448</u>
FILING <u>BLK 16 LOT 23+24</u>	SQ. FT. OF EXISTING BLDG(S) <u>1080</u>
(1) OWNER <u>MICHAEL OBOYLE</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>538 TELLER AVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-4792</u>	USE OF EXISTING BLDGS <u>HOUSE + OLD GARAGE</u>
(2) APPLICANT <u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>ADD</u>
(2) ADDRESS <u>SAME</u>	<u>FAMILY ROOM + 2ND BATH TO HOUSE</u>
(2) TELEPHONE	

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RMF-32</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>45'</u> from property line (PL) or <u>20'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
* Side <u>4'6"</u> from PL Rear <u>20</u> from PL	Special Conditions <u>Variance approved for side yd. setback VAR-46-120</u>
Maximum Height <u>36'</u>	CENSUS TRACT _____ TRAFFIC ZONE _____

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 <u>Michael Oboyle</u>	Date <u>8-15-96</u>
Department Approval <u>Marcia Rabideaux</u>	Date <u>8-15-96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A — no change in S/F use

Utility Accounting Michelle Soule Date 8-15-96

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)

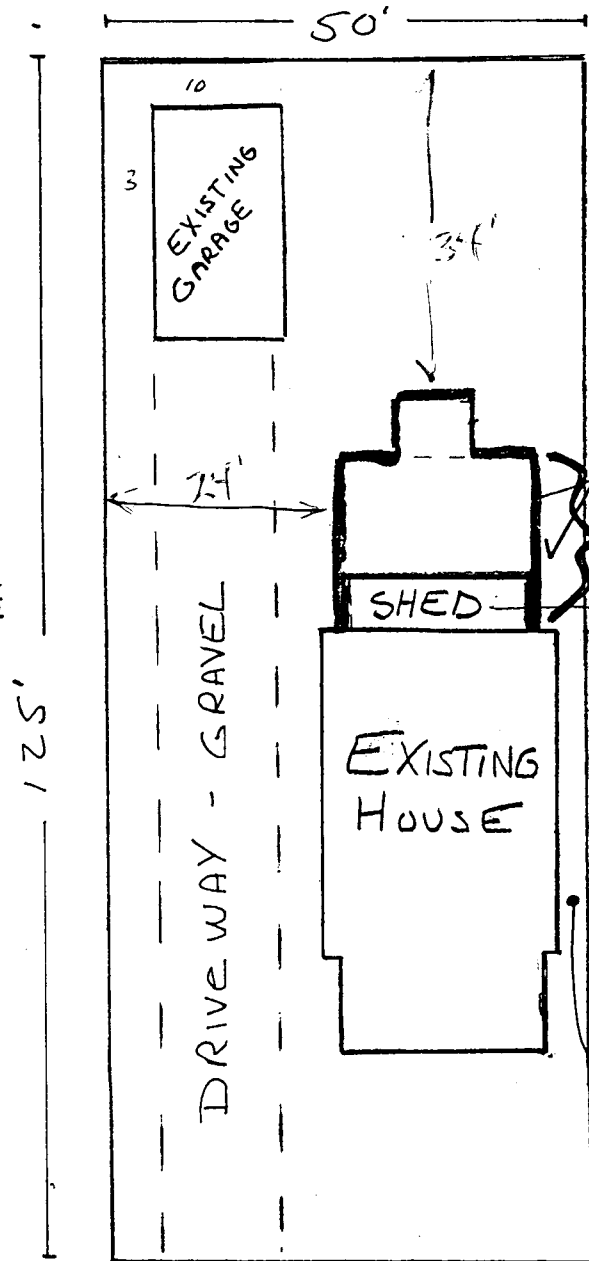
MIKE O'BOYLE - 538 TELLER AVE. G.J. CO.

2945-142 08011

RE: - PROPOSED ADDITION TO HOUSE
SUBMITTED TO G.J. PLANNING

LOT 23+24
Block 16

ACCEPTED MAY 8-15-94
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.



THE LINE OF THE
PROPOSED ADDITION
WILL FOLLOW THE LINE
OF THE EXISTING
SHED

~~4'6"~~
PROPOSED ADDITION

TO BE
REMOVED

THE PLAN CALLS FOR
REMOVING EXISTING
SHED + REPLACING
WITH MONOLITHIC
SLAB TO INCLUDE
FAMILY ROOM +
2ND BATHROOM

EXISTING
SETBACK 3'

