

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 56184

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 561 Teller TAX SCHEDULE NO. 2945-142-17-010
SUBDIVISION City of G. Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 624 garage
FILING --- BLK 29 LOT 15,16 SQ. FT. OF EXISTING BLDG(S) 240 old garage
(1) OWNER Theresa R Green NO. OF DWELLING UNITS
BEFORE: one AFTER: one THIS CONSTRUCTION
(1) ADDRESS 561 Teller Ave.
(1) TELEPHONE 242-0258 NO. OF BLDGS ON PARCEL
BEFORE: two AFTER: two THIS CONSTRUCTION
(2) APPLICANT Theresa & Dinan Green USE OF EXISTING BLDGS house (dwelling) Garage
(2) ADDRESS 561 Teller Ave DESCRIPTION OF WORK AND INTENDED USE: tear
(2) TELEPHONE 242-0258 down old garage - build new one
(bath in side) 5-22-96

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 _____
SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater Parking Req'mt _____
Side 3' from PL Rear 10' from PL Special Conditions _____
Maximum Height 36'
CENS.T. _____ T.ZONE _____ ANN# _____

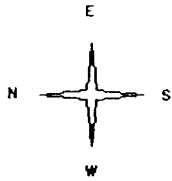
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Theresa R Green Date 5/16/96
Department Approval Marcia Patenaup Date 5-16-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 2008-0850-02-5
Utility Accounting Cherhauser Date 5/16/96 no change in S/F

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code) Use Millie
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting) 5-22-96



6 TH. STREET

125 FT.

EAST

SOUTH WEST CORNER
581 TELLER AVE.
GRAND JUNCTION CITY

DRIVEWAY
18 FT. + 14 FT.

20 F. T.

48' 4 5/8"

ALLEY OFF 8 TH. STREET

50 FT.

SOUTH

HOUES - 40 FT. + 28 FT.

GARAGE DOOR FACING 6TH. STREET

GARAGE 28' * 26'

NEW GARAGE

10 F. T.

3 F. T.

WEST

ACCEPTED MR 5-16-94
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.