

FEE \$	<u>10⁰⁰/₁₀</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. N/A

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2007-1820029



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 136 TELLER AVE. TAX SCHEDULE NO. 2945-142-12-007

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96 120

FILING _____ BLK 12 LOT 15, 16 SQ. FT. OF EXISTING BLDG(S) 1374

(1) OWNER JAMES W. RICHARDS NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 136 TELLER AVE, G.J. 81501 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 970-243-5351

(2) APPLICANT JAMES W. RICHARDS USE OF EXISTING BLDGS DWELLING & STORAGE

(2) ADDRESS 136 TELLER AVE, G.J. 81501 DESCRIPTION OF WORK AND INTENDED USE: PLACE

(2) TELEPHONE 970-243-5351 10'
5x12 STORAGE BLDG - ATV AND CAMPING GEAR

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 NA from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____

Side 3' from PL Rear 10' from PL

Maximum Height 36'

CENSUS TRACT 3 TRAFFIC ZONE 35

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 James W. Richards Date March 6, 1997

Department Approval Debra J. Costello Date 3/6/97

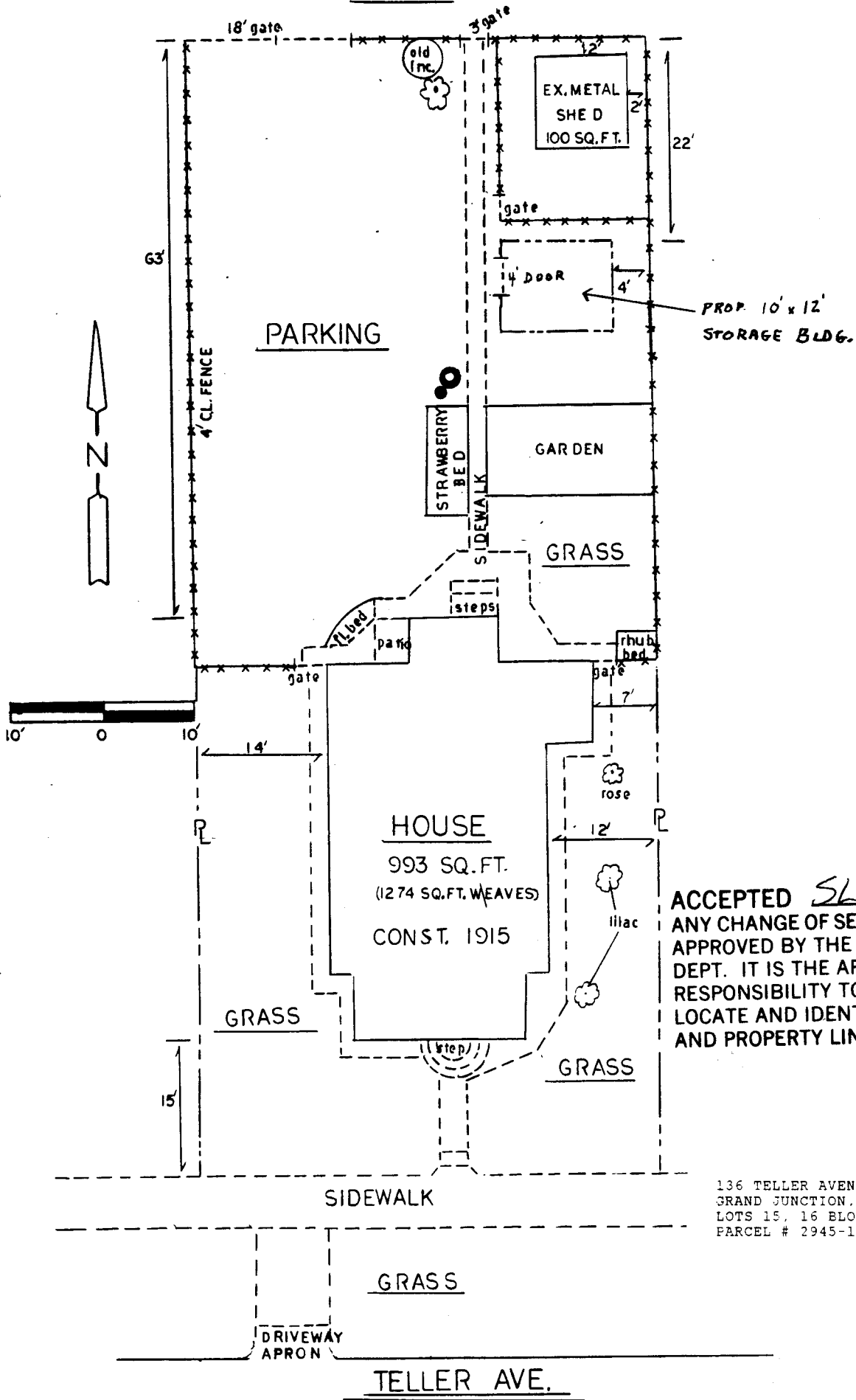
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. no charge

Utility Accounting Debra J. Costello Date 3/6/97

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)

ALLEY



ACCEPTED *SLC 3/6/97*
 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.

136 TELLER AVENUE
 GRAND JUNCTION, CO
 LOTS 15, 16 BLOCK 12
 PARCEL # 2945-142-12-007