

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. \_\_\_\_\_

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

2008-1260-018

BLDG ADDRESS 1061 TELLER AVE TAX SCHEDULE NO. 2945-141-17-008

SUBDIVISION CITY OF GR JCT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240

FILING BLK 24 LOT 15 & 16 SQ. FT. OF EXISTING BLDG(S) 1300<sup>±</sup> - ~~240~~

(1) OWNER PEGGY J. HOBBS NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1061 TELLER AVE NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-2536 USE OF EXISTING BLDGS HOME SHED

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: TAKE DOWN

(2) ADDRESS \_\_\_\_\_ OLD - PUT UP NEW SHED

(2) TELEPHONE \_\_\_\_\_

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

**THIS SECTION TO BE COMPLETED BY**

ZONE RMF-32

SETBACKS: Front 20' from property line (P or 45' from center of ROW, whichever is greater

Side 3' from P. Rear 10' from to eave

Maximum Height 36'

TO: K. Valdez - C.D. 4/15/97 s 60%

Looks like nothing has been done.

MM

ANNX# \_\_\_\_\_

Community Development  
 been completed and  
 Code).

Modifications to this Planning Clearance must be a Department. The structure authorized by this application a Certificate of Occupancy has been issued by the Building Department.

I hereby acknowledge that I have read this application and all applicable ordinances, laws, regulations or restrictions which apply to the proposed construction, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Peggy Hobbs Date 5/1/97

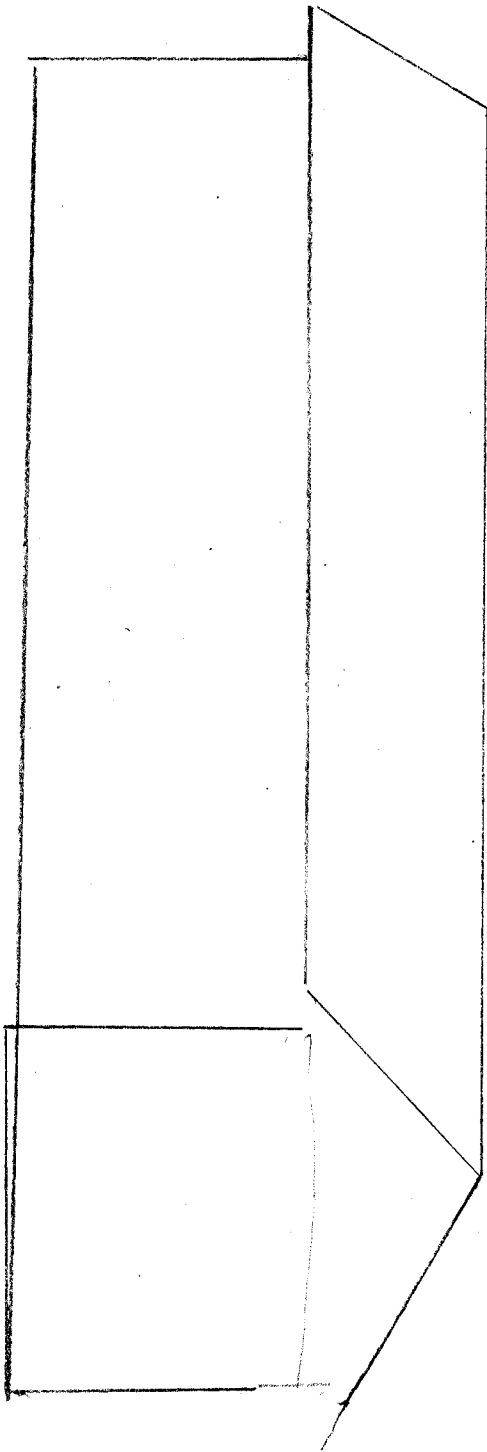
Department Approval Keith Castella Date 5/1/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. no chg in use

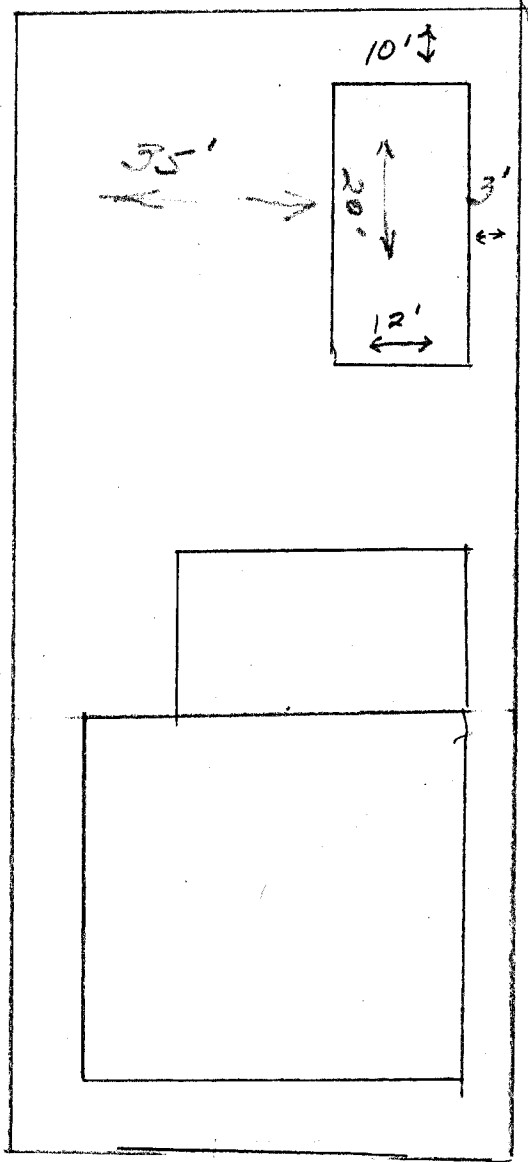
Utility Accounting Dottie Hobbs Date 5-1-97

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)



11 TH ST



TELLER AVE

ACCEPTED SLC 5/1/97  
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.