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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 03702

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 747 TELLER AVE TAX SCHEDULE NO. 2945-141-14-014  
 SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 220  
 FILING \_\_\_\_\_ BLK 27 LOT 1617 SQ. FT. OF EXISTING BLDG(S) 1300  
 (1) OWNER RANDALL PRICE NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 4200 W. 19th  
KENNEWICK, WA 99337 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 509-735-3963  
 (2) APPLICANT WESLEY YENGER USE OF EXISTING BLDGS RESIDENCE  
 (2) ADDRESS 747 TELLER AVE DESCRIPTION OF WORK AND INTENDED USE: BUILD SUN  
 (2) TELEPHONE 245-3693 PORCH ON EXISTING PATIO SLAB

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-3R 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 Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height 36' CENSUS 2 TRAFFIC 36 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 Wesley Yenger Date 2-2-98

Department Approval [Signature] Date 2-2-98

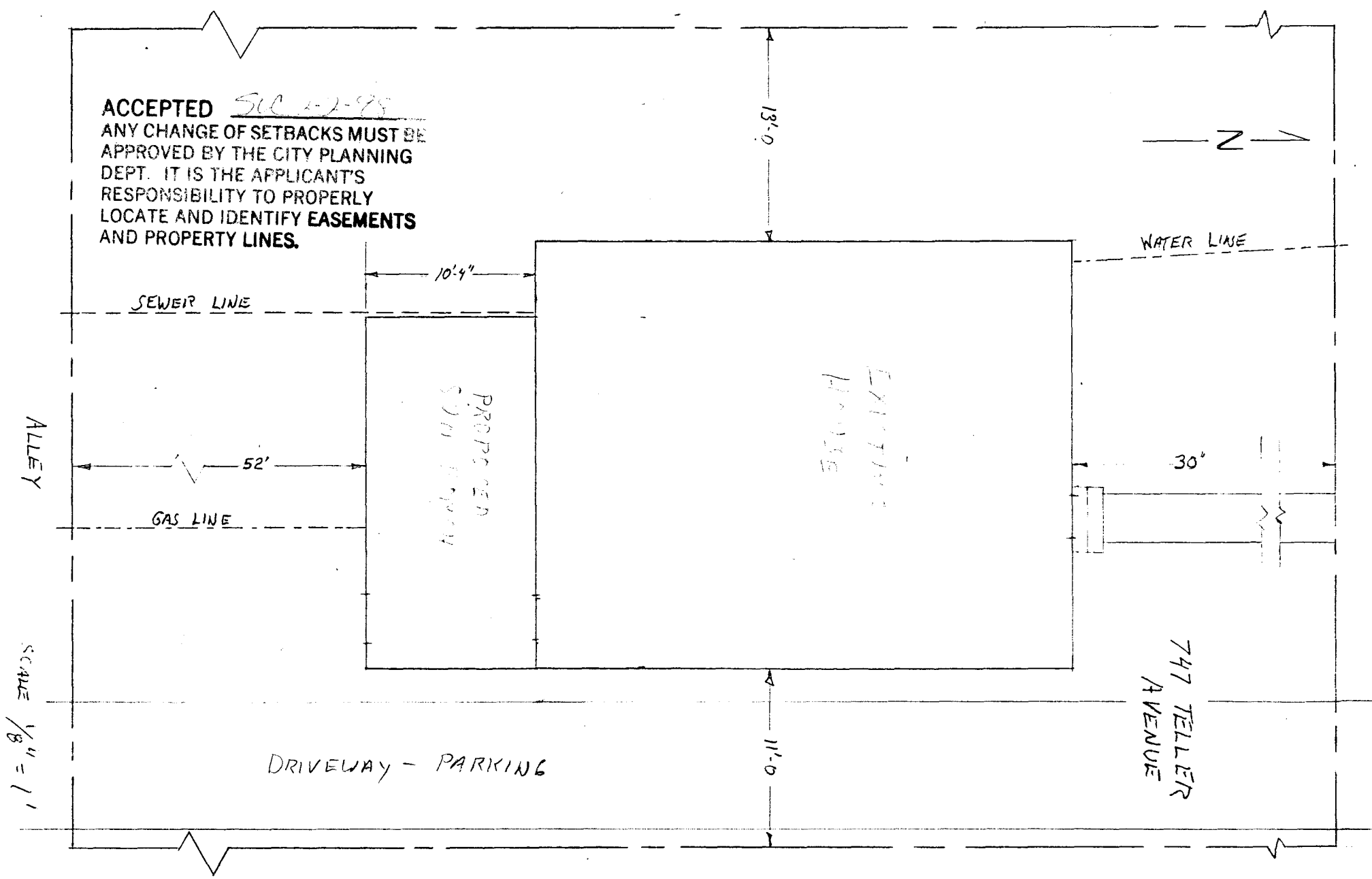
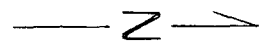
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No Charge

Utility Accounting [Signature] Date 2/2/98

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)

ACCEPTED SUC 1-2-88  
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.



ALLEY

SCALE 1/8" = 1'

SEWER LINE

GAS LINE

WATER LINE

PROPOSED  
SHED

EXISTING  
GARAGE

DRIVEWAY - PARKING

747 TELLER  
AVENUE

10'-4"

52'

18'-0"

30'

11'-0"