

| | |
|--------|-----------------|
| FEE \$ | 10 ⁻ |
| TCP \$ | - |
| SIF \$ | - |



BLDG PERMIT NO. 69713

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 561 Teller Ave TAX SCHEDULE NO. 2945-142-17-010
SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION (8x20) existing
FILING BLK 29 LOT 15,16 SQ. FT. OF EXISTING BLDG(S) 40x28
(1) OWNER Theresa R Green NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 561 Teller Ave
(1) TELEPHONE 970/242-0258 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT _____ USE OF EXISTING BLDGS home
(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ replacing existing front porch. (enclosed)

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-32 Maximum coverage of lot by structures _____
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 3 TRAFFIC 35 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4/20/99
Department Approval Ronnie Edwards Date 4-20-99

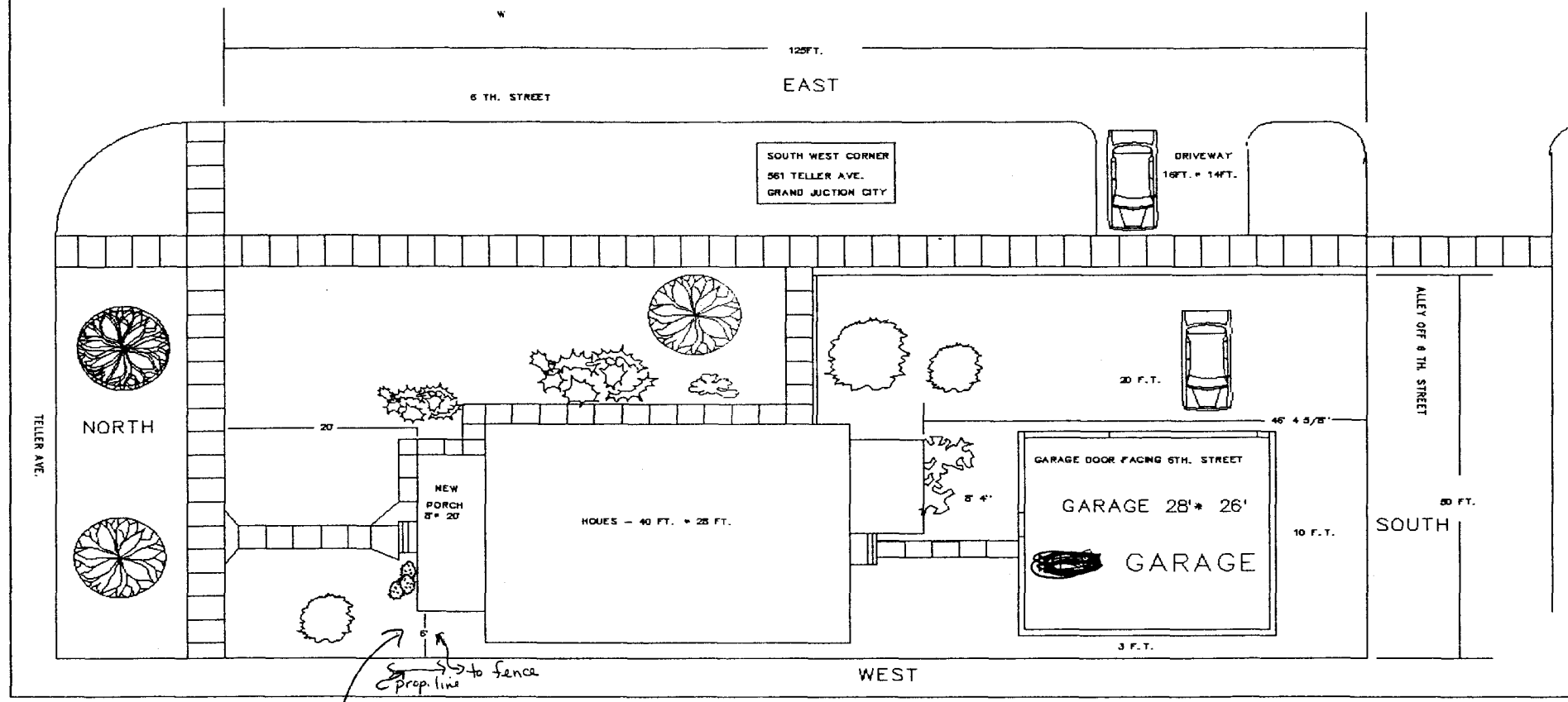
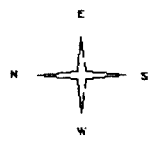
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 5533-3468 TR 89442

Utility Accounting Richardson Date 4-20-99

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 *Ronnie 4/20/99*
MAYOR CHARLES H. ...
CITY OF GRAND JUNCTION
PLANNING DEPARTMENT
RECEIVED
APPROVED
EASEMENTS
AND PROPERTY LINES.



to fence
prop. line

10' to prop. line