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TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77130



Your Bridge to a Better Community

BLDG ADDRESS 536 Teller Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 30'

TAX SCHEDULE NO. 2945-142-08-012 SQ. FT. OF EXISTING BLDGS 1185^{sq}

SUBDIVISION City of Grand Jct TOTAL SQ. FT. OF EXISTING & PROPOSED 1410^{sq}

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Paul & Christella Lans NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction

(1) ADDRESS 536 Teller Av. USE OF EXISTING BUILDINGS garage, storage

(1) TELEPHONE 970-242-7984 DESCRIPTION OF WORK & INTENDED USE spare room

(2) APPLICANT same TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 70% max

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5 from PL, Rear 10 from PL Parking Req'mt N/A

Maximum Height 35 Special Conditions _____

CENSUS 3 TRAFFIC 38 ANNEX# _____

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 Christella Lans Date 10/5/00

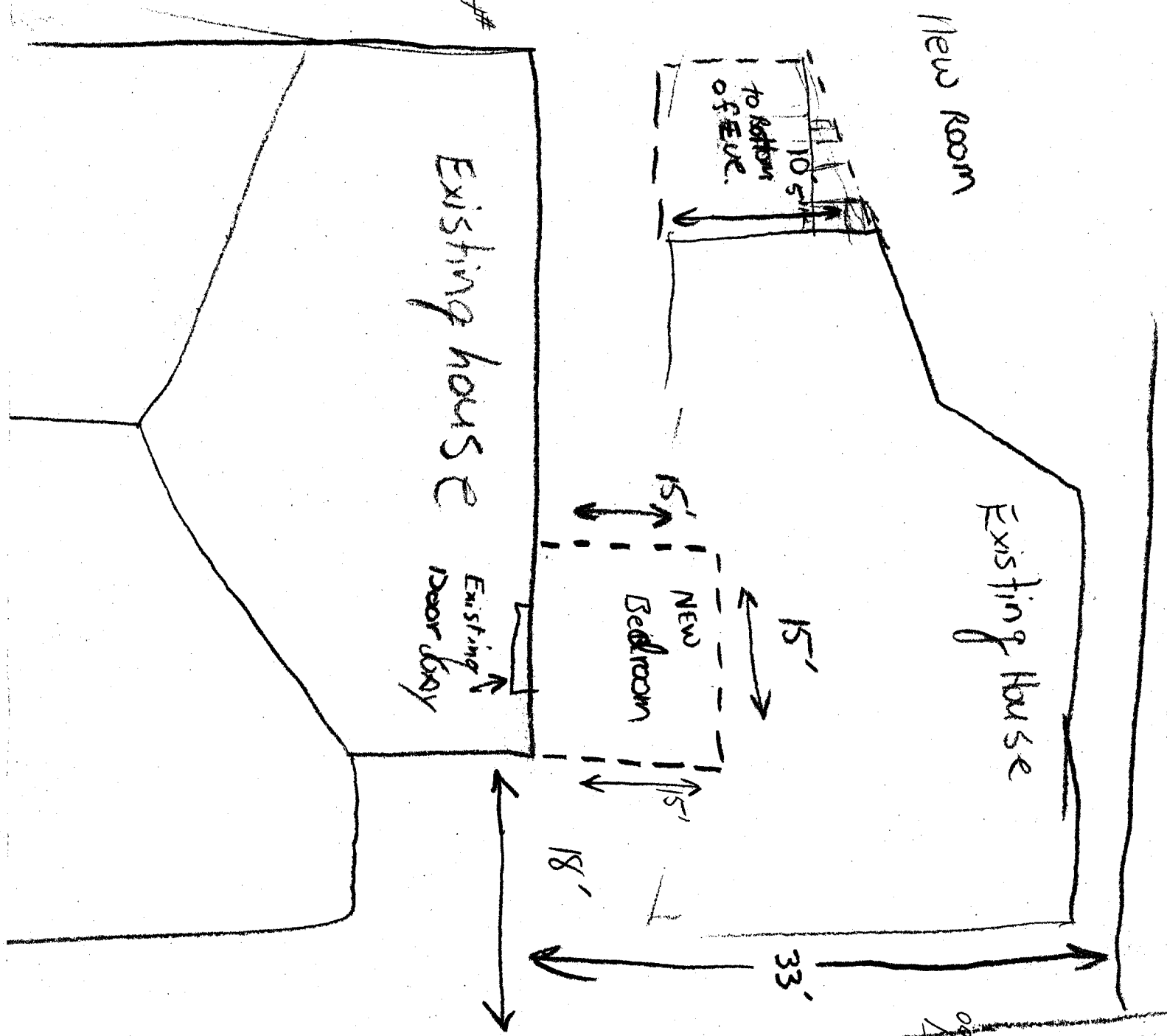
Department Approval _____ Date 10/6/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>10/6/00</u>

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)

Locate Request #
543841



Built in
1905
1185 new
1410 ADD

Property
line

[Signature]
 ACCEPTED
 ANY CHANGES OR ALTERATIONS
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.