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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

EX

BLDG ADDRESS 910 Teller Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 8x8 or 64'x8'
 TAX SCHEDULE NO. 2945-141-09-015 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION City of G.J. TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 20 LOT 29:30 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Vera Morse NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 910 Teller Ave USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 245-0370 DESCRIPTION OF WORK & INTENDED USE Storage
 (2) APPLICANT Vera Morse TYPE OF HOME PROPOSED: N/A
 (2) ADDRESS 910 Teller Ave _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

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%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt _____
 Maximum Height abt 6 1/2' to 7' 35' Special Conditions _____
 CENSUS 2 TRAFFIC 36 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).

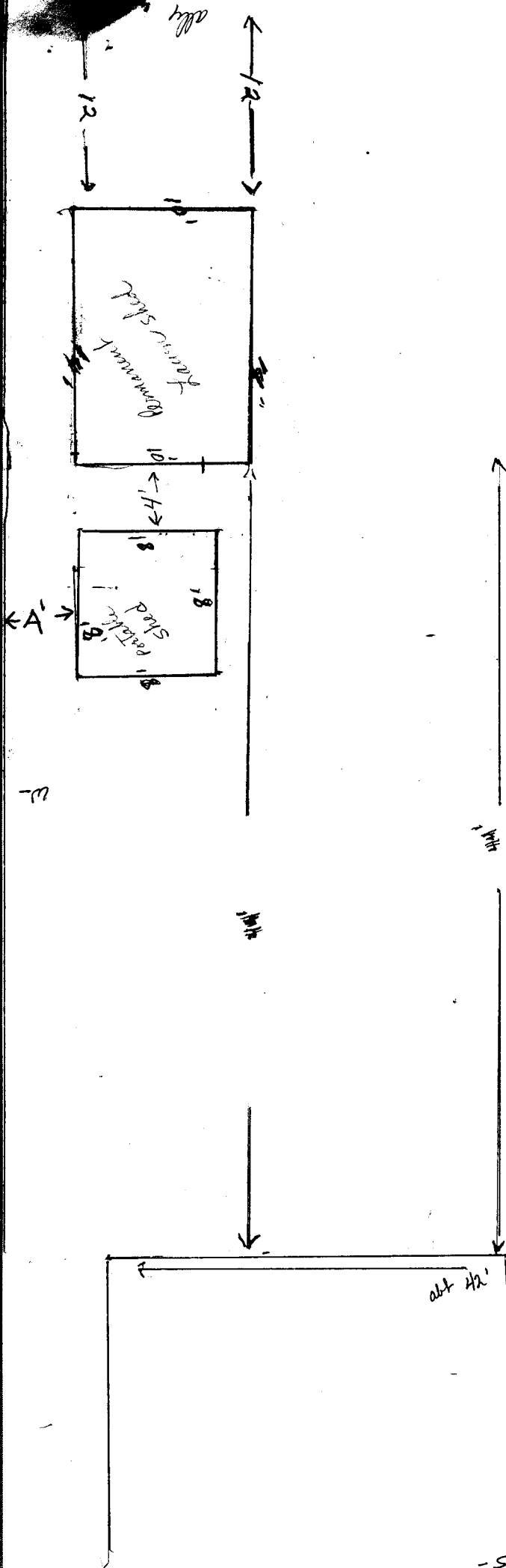
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Vera Morse Date July 12, 2000
 Department Approval Santa J. Castello Date 7/12/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Storage Shed only</u>
Utility Accounting	<u>Debbie Kanover</u>	Date	<u>7-12-00</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)



ACCEPTED SLC 7/12/08
 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.

Residence at 910 Teller Ave - 5-