

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 76714



Your Bridge to a Better Community

BLDG ADDRESS 2860 1/2 TELLER Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 200 200 400 sq ft

TAX SCHEDULE NO. 2943-181-02-019 SQ. FT. OF EXISTING BLDGS 2 (House 1200) est

SUBDIVISION Wicks TOTAL SQ. FT. OF EXISTING & PROPOSED 1800 est.

FILING BLK 2 LOT 15 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Diane Allinger NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2860 1/2 TELLER USE OF EXISTING BUILDINGS House

(1) TELEPHONE 2456881 DESCRIPTION OF WORK & INTENDED USE Build Garage

(2) APPLICANT Diane Allinger TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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
 or _____ from center of ROW, whichever is greater

Side 3 from PL, Rear 5 from PL Parking Req'mt _____

Maximum Height 35 Special Conditions _____

CENSUS 7 TRAFFIC 99 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 Diane Allinger Date 9-8-2000

Department Approval Tina K. Eubank Date 9/8/2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No. in use</u>
Utility Accounting	<u>Clara Marshall Cole</u>	Date	<u>9/8/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

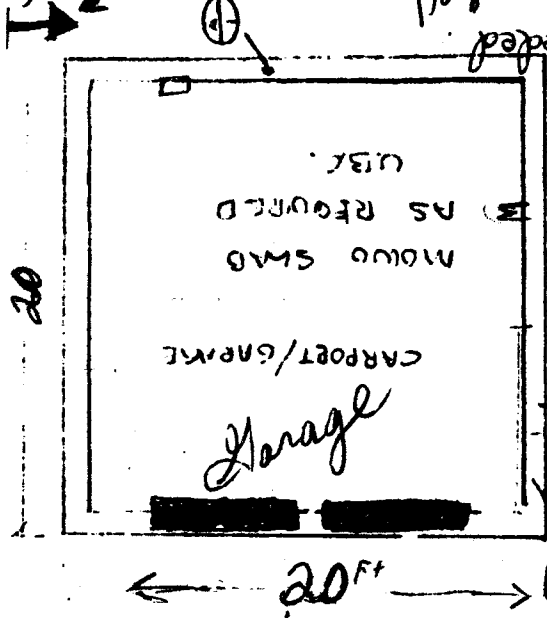
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

West ←

Back Yard Alley EAST →

7 foot to Property line

24 foot Back to Property line



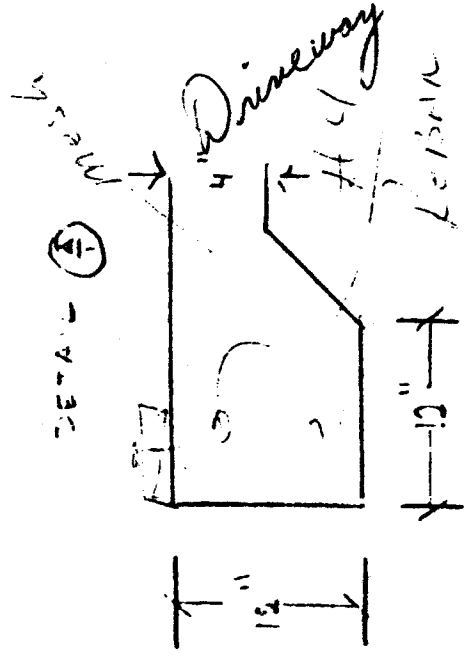
of walls as needed
 GARAGE SIDE
 5/8" plywood
 2x4
 1/2" on

ACCEPTED VCA 9/8/00
 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.

NOTE:
 ref # 43004
 9/29/92
 INV # 46862 (2)

* NOTE 6 FROM PROPERTY LINE

Existing Home



JOB SITE:

2800 S TELLER AVE

Driveway

N.