

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 560 TELLER AV SQ. FT. OF PROPOSED BLDGS/ADDITION 108

TAX SCHEDULE NO. 2945-142-08-008 SQ. FT. OF EXISTING BLDGS 1544

SUBDIVISION SHERWOOD TOTAL SQ. FT. OF EXISTING & PROPOSED 1652

FILING _____ BLK 16 LOT 17, 18 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

(1) OWNER JAMES + BETTYE ESTES NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction

(1) ADDRESS 560 TELLER AVE USE OF EXISTING BUILDINGS DWELLING, BARN, SHED

(1) TELEPHONE 970-242-2014 DESCRIPTION OF WORK & INTENDED USE DECK

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

(2) ADDRESS same

(2) TELEPHONE same

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

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 4 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 James Estes Date 8/24/2000
 Department Approval C. J. Jaye Date 8/24/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>8</u>	W/O No _____
Utility Accounting	<u>Debi Dunholt</u>	Date	<u>8-24-00</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)