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

BLDG PERMIT NO. N/A

AC



Your Bridge to a Better Community

BLDG ADDRESS 946 Teller Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 112 sq. ft.
 TAX SCHEDULE NO. 2945-141-09-013 SQ. FT. OF EXISTING BLDGS sq. ft.
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2237 sq. ft.
 FILING _____ BLK 20 LOT 31+22 NO. OF DWELLING UNITS:
 Before: 2 After: _____ this Construction
 (1) OWNER STANCYN ENTERPRISES NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 606 Viewpoint DR. USE OF EXISTING BUILDINGS Carport, Storage, 2 N/A's, Duplex
 (1) TELEPHONE 245-6465 DESCRIPTION OF WORK & INTENDED USE Simple Frame, Storage Portable.
 (2) APPLICANT Kernit R. Carr TYPE OF HOME PROPOSED:
 (2) ADDRESS 946 Teller Ave. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-8163 _____ 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 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 _____
 Maximum Height 35' Special Conditions _____
 CENSUS 2 TRAFFIC 36 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 Kernit R. Carr Date 11-13-01
 Department Approval Pat Bushman Date 11-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Pranner</u>	Date	<u>11-13-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

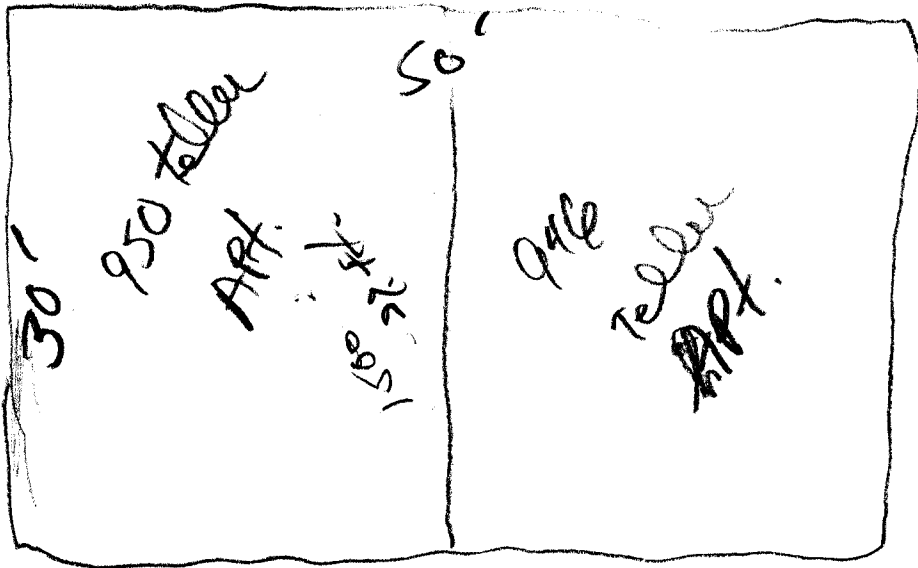
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

946 teller Ave.
Proposed Shed.

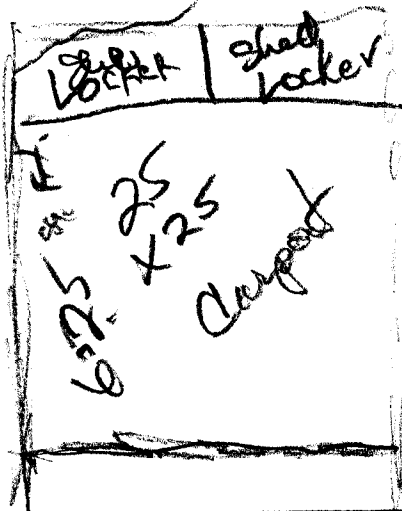
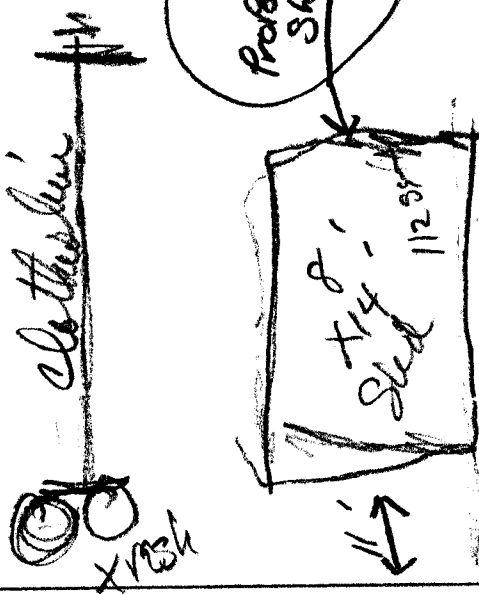
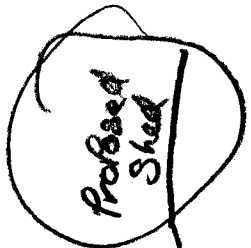
11-13-01

← 50' →

200' x 110'



130'



120'