

| | |
|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |

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

BLDG PERMIT NO. 79345



Your Bridge to a Better Community

BLDG ADDRESS 2845 Teller Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 600

TAX SCHEDULE NO. 2943-182-02-008 SQ. FT. OF EXISTING BLDGS 1788

SUBDIVISION Dorris TOTAL SQ. FT. OF EXISTING & PROPOSED 2388

FILING _____ BLK 2 LOT 8

(1) OWNER Mitchell & Paula Sloan

(1) ADDRESS 2845 Teller Ave

(1) TELEPHONE 970-241-2089

(2) APPLICANT Mitchell Sloan

(2) ADDRESS 2845 Teller Ave

(2) TELEPHONE 970-241-2089

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE Bidding a Garage

TYPE OF HOME PROPOSED:
 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 KMF 8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 7 TRAFFIC 28 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 Mitchell E. Sloan Date 4/6/01

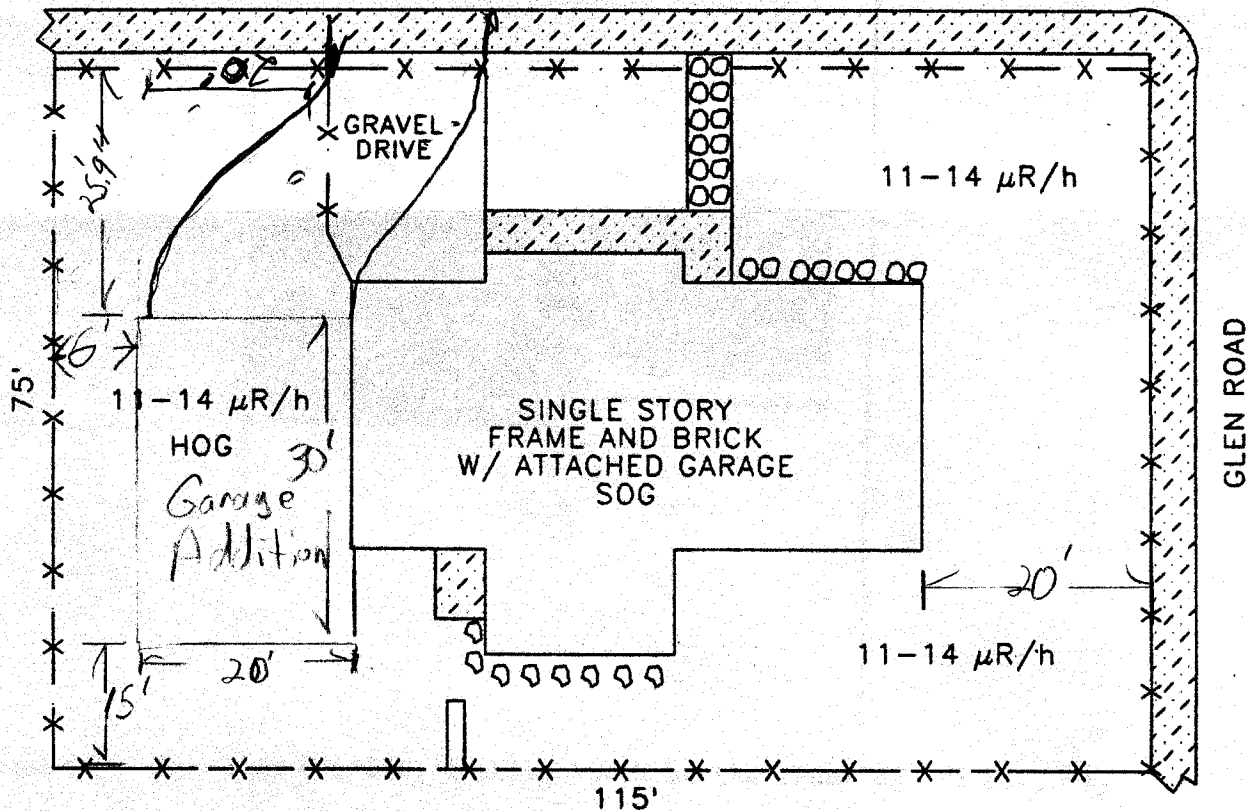
Department Approval Mishi Oregon Date 4/6/01

| | | | |
|--|---|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No <u>Existing</u> |
| Utility Accounting <u>check</u> | Date <u>4/13/01</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)

1, S1 TELLER AVE.



GJ19874

2845 TELLER AVE.

ACCEPTED *Cheryl D. [Signature]* GRAND JUNCTION, CO

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.

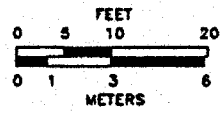


Figure 1. Property Map

DAL 9/11/90
SMF 11/26/90