

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

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

BLDG PERMIT NO. 84676



Your Bridge to a Better Community

BLDG ADDRESS 123 Teller Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 112

TAX SCHEDULE NO. 2945-142-13-003 SQ. FT. OF EXISTING BLDGS 650

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 762

FILING \_\_\_\_\_ BLK 33 LOT 536 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Jeff S. Ellis NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 123 Teller Ave. USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 254-0565 DESCRIPTION OF WORK & INTENDED USE Pitched Roof 3 Covered  
Patio

(2) APPLICANT Jeff S. Ellis TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 123 Teller Ave.

(2) TELEPHONE 254-0565

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 40' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Jeff S. Ellis Date 5/24/02

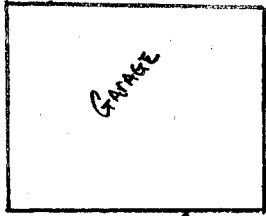
Department Approval Tracy Johnson Date 5/24/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Tracy Johnson</u>		Date <u>5/24/02</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)

ALLEY

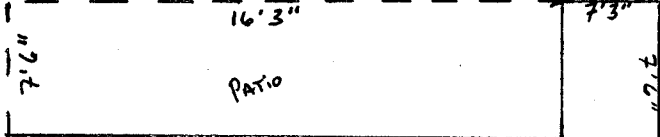


GARAGE

↑  
29'



SS



16'3"

PATIO

7'7"

7'3"

7'6"

11"

30' To Neighbor's house

FENCE

← 16'

123 Teller Ave  
House

28'6"

24'7"

↑  
36'

ACCEPTED *C. Jaye Wilson*  
5/24/02  
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

W = 52'  
L = 125'

SIDE WALK

SIDEWALK

Grass

Grass