

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.	None
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37348-3088

BLDG ADDRESS 2404 Teller Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 144
 TAX SCHEDULE NO. 2945-131-02-998 SQ. FT. OF EXISTING BLDGS 1500
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____
 (1) OWNER Mesa Developmental Services
 (1) ADDRESS 950 Grand Ave
 (1) TELEPHONE (970)243-3702
 (2) APPLICANT Mesa Developmental
 (2) ADDRESS 2404 Teller Ave
 (2) TELEPHONE (970)248-9040

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 MDS Facility
 DESCRIPTION OF WORK & INTENDED USE New Apts.
 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 C-1 Maximum coverage of lot by structures N/A
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 0' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 40 Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 [Signature] Date 6-9-03
 Department Approval [Signature] Date 6/9/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>6-9-03</u>

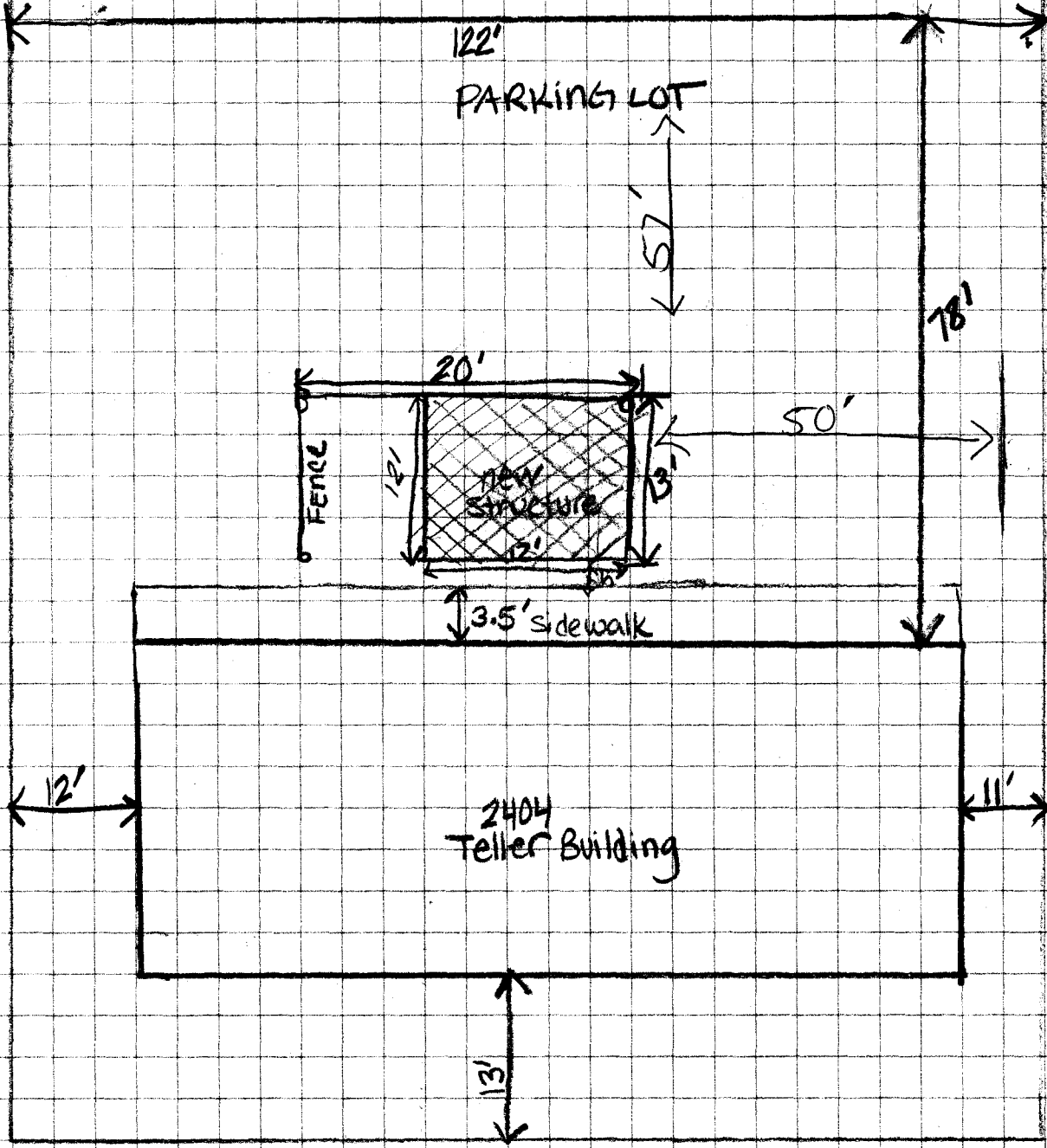
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *W/ Mr. Moore 12/9/03*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BELFORD AVE

Teller Ave



4' SIDEWALK

4' SIDEWALK

4' sidewalk

24th Street

2404 Teller Building

PARKING LOT

new structure

FENCE

3.5' sidewalk

122'

78'

50'

57'

12'

11'

13'

20'

12'

12'

4' SIDEWALK

4' SIDEWALK

4' sidewalk

24th Street

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