

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 538 TELLER AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 480 sq ft.  
 TAX SCHEDULE NO. 2945-142-08-011 SQ. FT. OF EXISTING BLDGS 1350  
 SUBDIVISION DOWN TOWN TOTAL SQ. FT. OF EXISTING & PROPOSED 1830  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER MICHAEL BOYLE NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 538 TELLER AVE USE OF EXISTING BUILDINGS HOME  
 (1) TELEPHONE 241-4792 DESCRIPTION OF WORK & INTENDED USE DETACHED  
 (2) APPLICANT MICHAEL BOYLE (Demo existing shed) GARAGE  
 (2) ADDRESS SAME TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  
 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 R MF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions Will demo existing shed then build new  
 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 2-23-04  
 Department Approval [Signature] Date 2/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>5659-3541</u>
Utility Accounting <u>Kattelsberry</u>		Date <u>2/23/04</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)

MIKE O'BOYLE - 538 TELLER AVE. G.T. CO.

PLANS FOR DETACHED GARAGE  
WITH UPSTAIRS STORAGE

"SITE PLAN"

