

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

54900 - 3695

Building Address 2851 Teller

No. of Existing Bldgs 3 No. Proposed 1

Parcel No. 2943-181-03-001

Sq. Ft. of Existing Bldgs 1311.25 Sq. Ft. Proposed 864

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jeremiah Sheley

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2851 Teller ave

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): parking Garage

City / State / Zip Grand Junction CO 81501

**\*TYPE OF HOME PROPOSED:**

**APPLICANT INFORMATION:**

Name Jeremiah Sheley

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Steel Building

Address 2851 Teller ave

City / State / Zip Grand Junction CO 81501

NOTES: \_\_\_\_\_

Telephone (970)-270-1496

**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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Set at 12' to reduce size would cause hardship due to major reduction in size.</u>
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	

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 Jeremiah Sheley Date 10-5-05

Department Approval C. Faye Hall Date 10/3/05

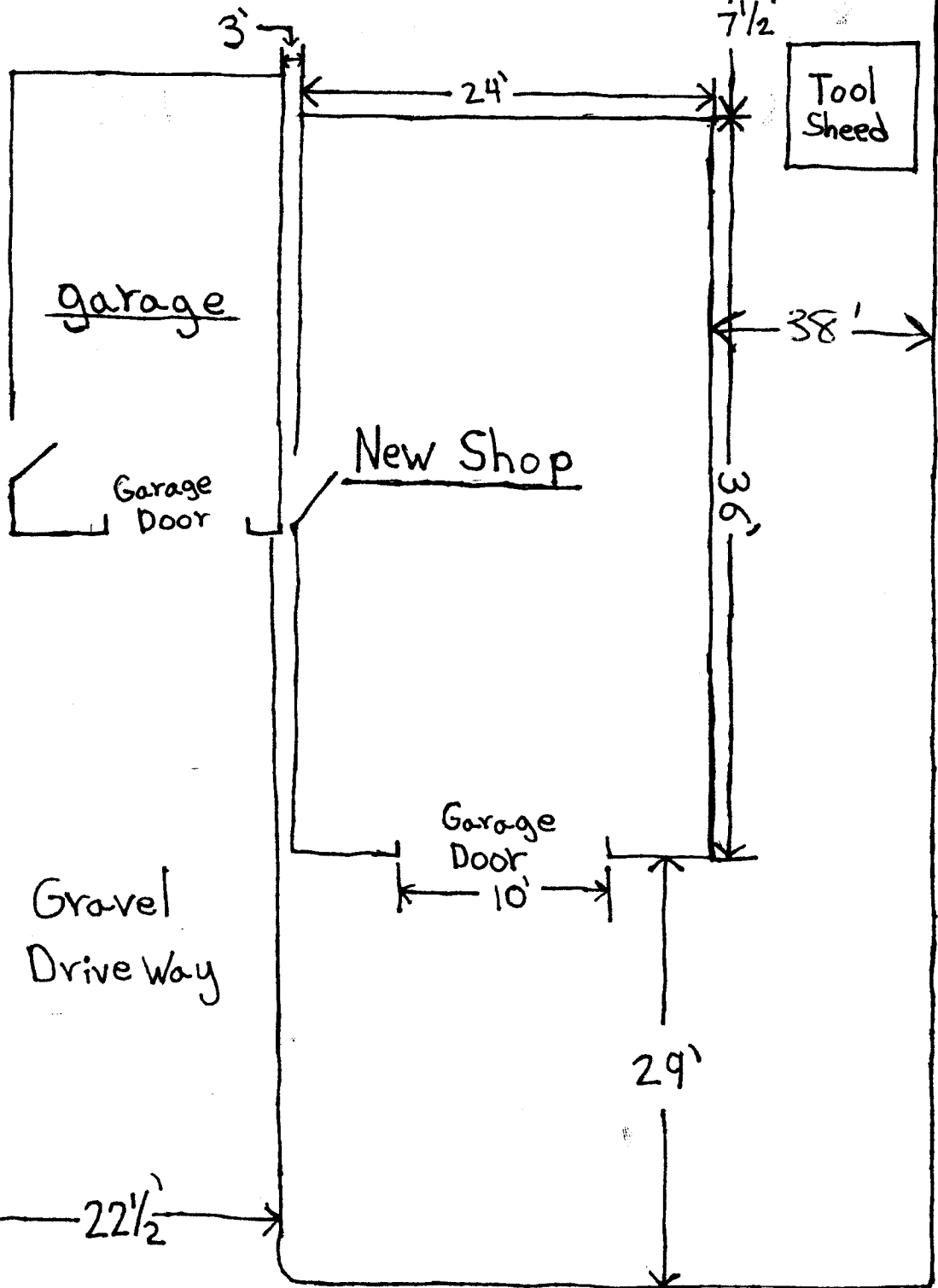
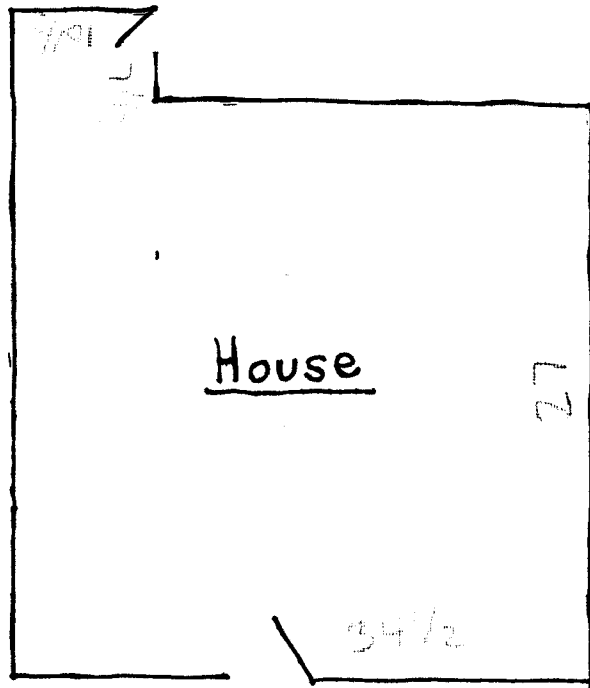
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO CHG IN USE</u>
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Utility Accounting <u>[Signature]</u>	Date <u>10/5/05</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10/5/05  
ACCEPTED Clare Hall  
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.

Allie way



28 1/2 Road

Teller ave

Teller ave