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TCP \$	Ø
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2063 1/2 TELLEE AV
 Parcel No. 2943-181-03-012
 Subdivision MEERS
 Filing 05009849 Block 3 Lot 13

No. of Existing Bldgs NONE No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1178
 Sq. Ft. of Lot / Parcel 8763
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1178
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name C. Good Miller
 Address 2934 Aوند Lee Rd.
 City / State / Zip G.F., CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name C. Good Miller
 Address 2924 Aوند Lee Rd.
 City / State / Zip G.F., CO. 81503
 Telephone 243-0184

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 RMF-8 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 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 Charles A. Good Miller Date 4-22-05
 Department Approval Gayleen Henderson Date 4-29-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>38576-3704</u>
Utility Accounting <u>D. Schubert</u>	Date <u>4/29/05</u>		

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)



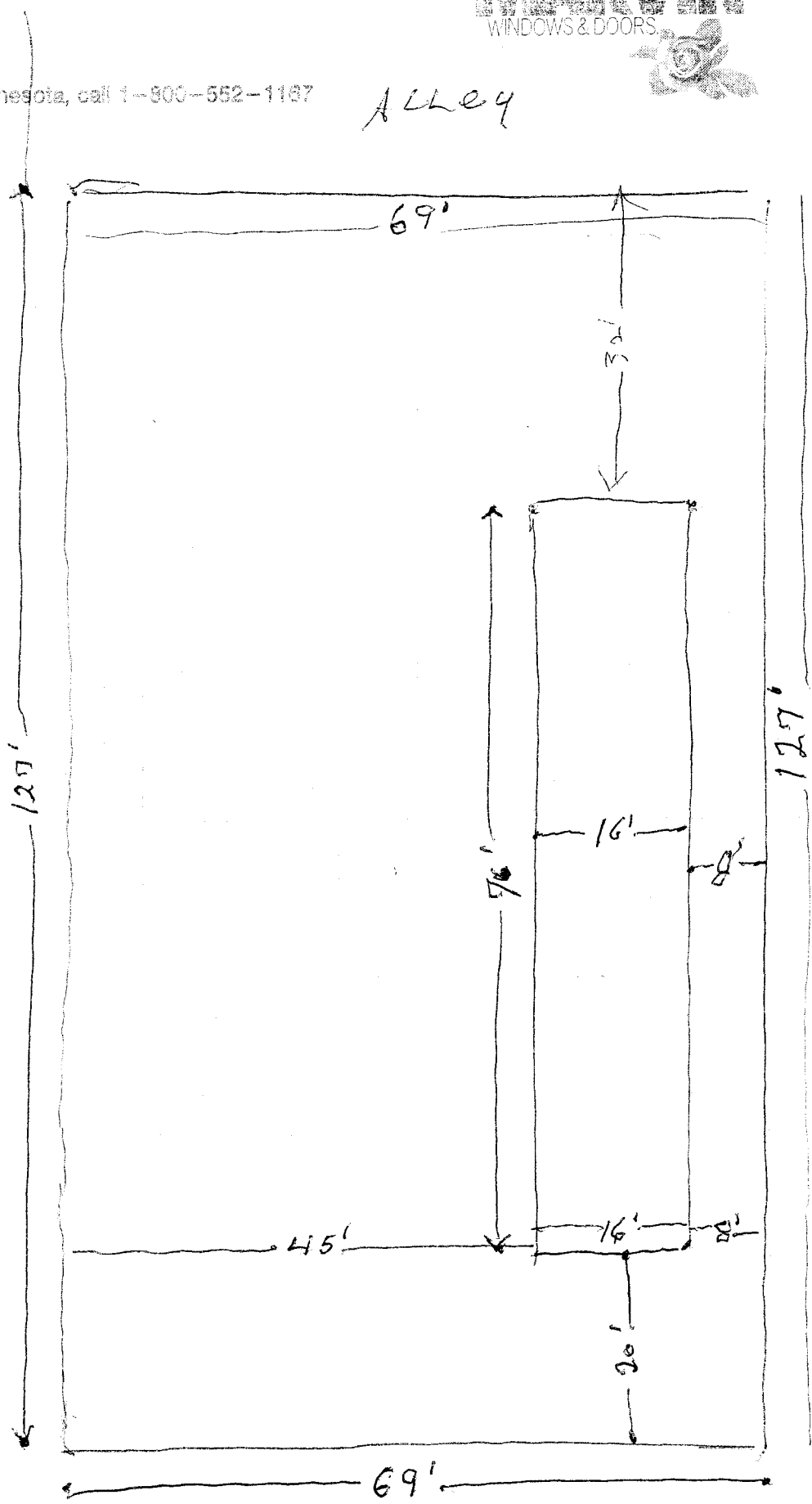
Warroad, MN 56783

1-800-348-5128. In Minnesota, call 1-800-552-1187

Alley

4-29-05 Gayleen Anderson

ACCEPTED
ANY CHANGES TO THIS MUST BE
APPROVED BY CITY PLANNING
DEPT. IT IS THE HOMEOWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



TELLER AV.
2876 1/2