

99227-3513

FEE \$ 10.00/
TCP \$
SIF \$

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

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

Building Address 942 Teller  
 Parcel No. 2945-141-09-012  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 2  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name Robin GERALDOS  
 Address 942 Teller Ave  
 City / State / Zip GRAND JUNCTION CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): remodel, garage

#### APPLICANT INFORMATION:

Name Robin GERALDOS  
 Address 942 Teller Ave  
 City / State / Zip GT, CO 81501  
 Telephone 970

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Addition of larger kitchen & bedroom

**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 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side S from PL Rear 10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Special Conditions Addition / Remodel of larger kitchen - no increase in sq ft  
 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).

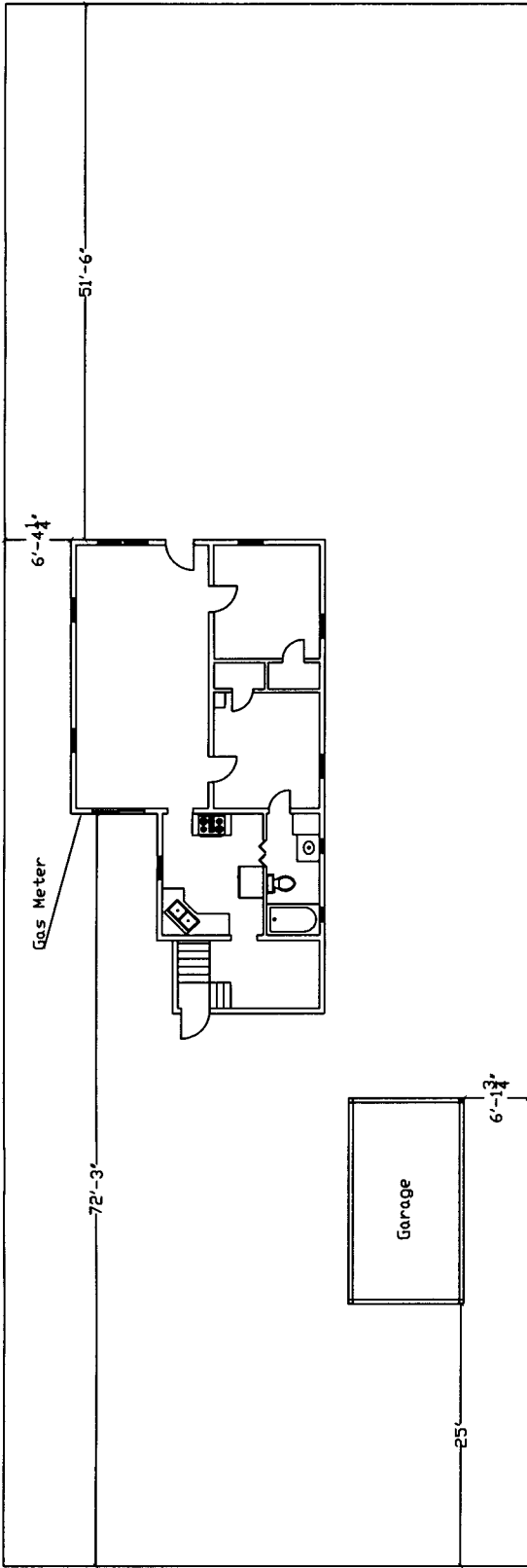
Applicant Signature [Signature] Date 11-08-06  
 Department Approval [Signature] Date 11/7/06

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No.
Utility Accounting	Date		<u>11-7-06</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)

Teller Ave

942 Teller Existing



Alley

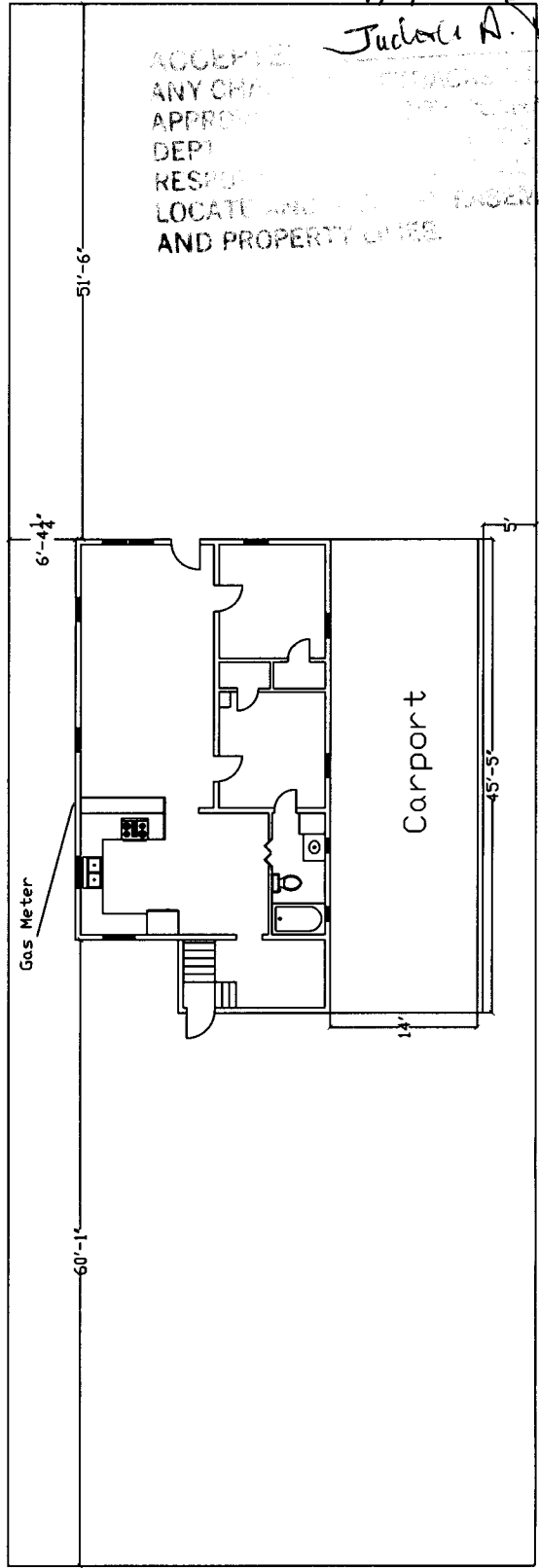
Teller Ave

*1/8/07 updated plans*

*Judith A. Dean*

ACCEPTED  
 ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE CITY ENGINEER'S DEPARTMENT. THE CITY ENGINEER'S DEPARTMENT IS NOT RESPONSIBLE FOR THE LOCATION AND PLACEMENT OF UTILITY LINES AND PROPERTY OF THE CITY.

942 Teller New



Alley