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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

Building Address 5272-3296  
136 Teller Ave

Parcel No. 2945-142-12-007

Subdivision City G.J

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

No. of Existing Bldgs 3 No. Proposed 4

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel 435 6,250

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 120 + 100 + 988 + 80 = 1,288

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name James W Richards

Address 136 Teller

City / State / Zip G.J. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): SHED

**APPLICANT INFORMATION:**

Name SAME

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone 778-3213

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

NOTES: Storage

**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 PLANNING STAFF**

ZONE R-O Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5/5 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 8/25/08

Planning Approval [Signature] Date 8/26/08

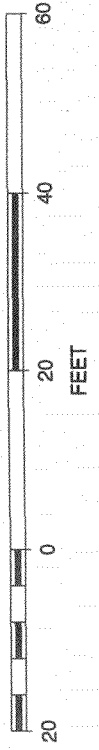
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO WTR/SUR</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/25/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©

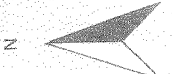


SCALE 1 : 253



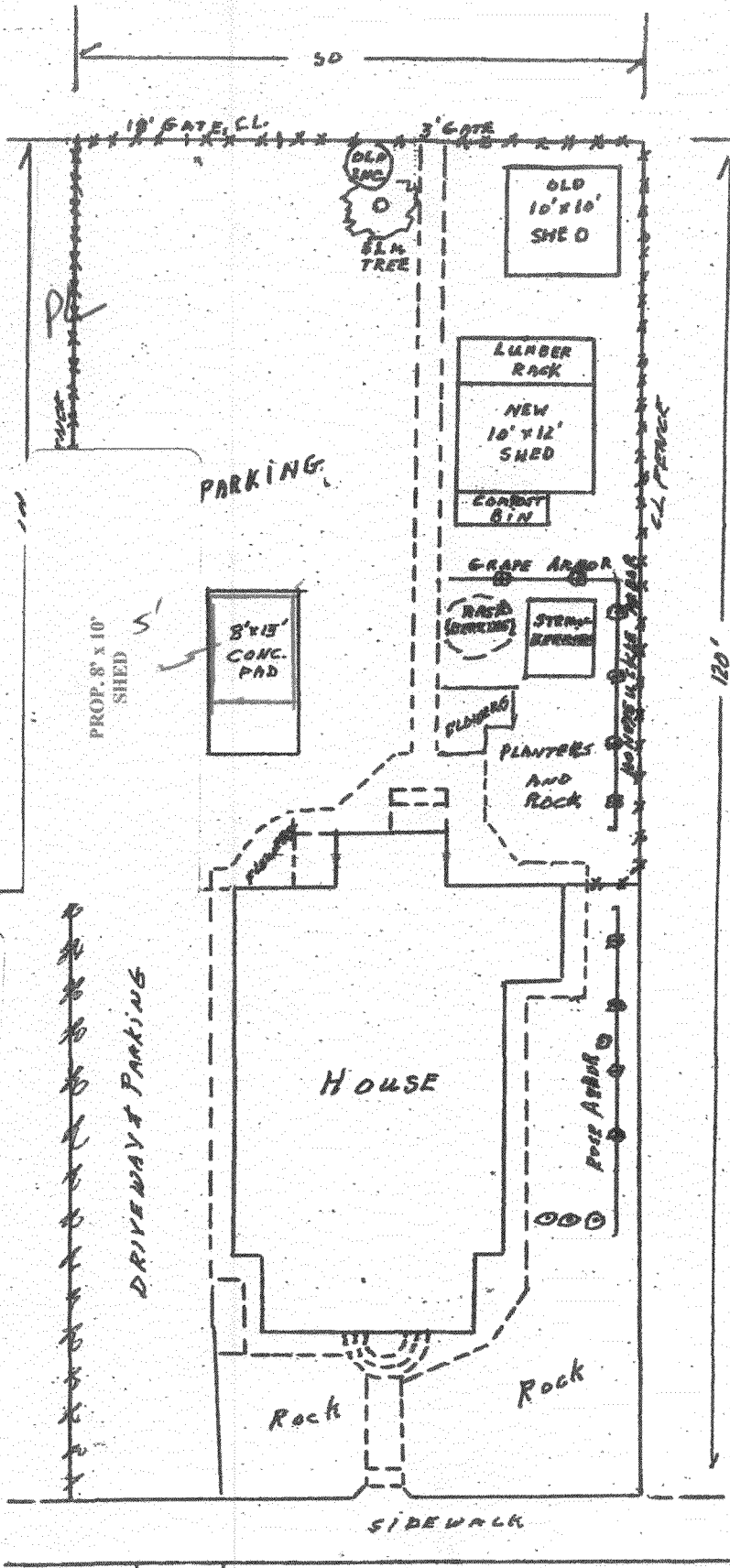
ACCEPTED  
ANY CHANGE  
PROVED BY THE  
IS THE APPLIC  
PROPERLY I  
EASEMENTS A  
MUST BE  
PLANNING DIVISION.  
RESPONSIBILITY TO  
IDENTIFY  
LINES.

*John H. ...*



Monday, August 25, 2008 10:55 AM

ALLEY



**136 TELLER AVE.**  
**PARCEL # 2945-142-12-007**

ACCEPTED *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**TELLER AVE.**