

#3269-0

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TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 245 TELLER AVE
 Parcel No. 2945-142-14-006
 Subdivision CITY OF GRAND JUNCTION
 Filing _____ Block 32 Lot 11 & 12

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1300 Sq. Ft. Proposed 528
 Sq. Ft. of Lot / Parcel 6,273
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,909
 Height of Proposed Structure 21 FT

OWNER INFORMATION:

Name GARRETT BLECHA
 Address 965 E. OTTLEY AVE.
 City / State / Zip FRUITA, CO 81521

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 22' x 24' DETACHED GARAGE
W/STUDIO ABOVE (2 STORY)

APPLICANT INFORMATION:

Name OWNER
 Address _____
 City / State / Zip _____
 Telephone _____

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

No Kitchen

NOTES: NO STOVE (RANGE) OR NO
REFRIGERATOR (SINK ONLY)

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District _____ Driveway _____ Location Approval _____ (Engineer's Initials)	Special Conditions _____

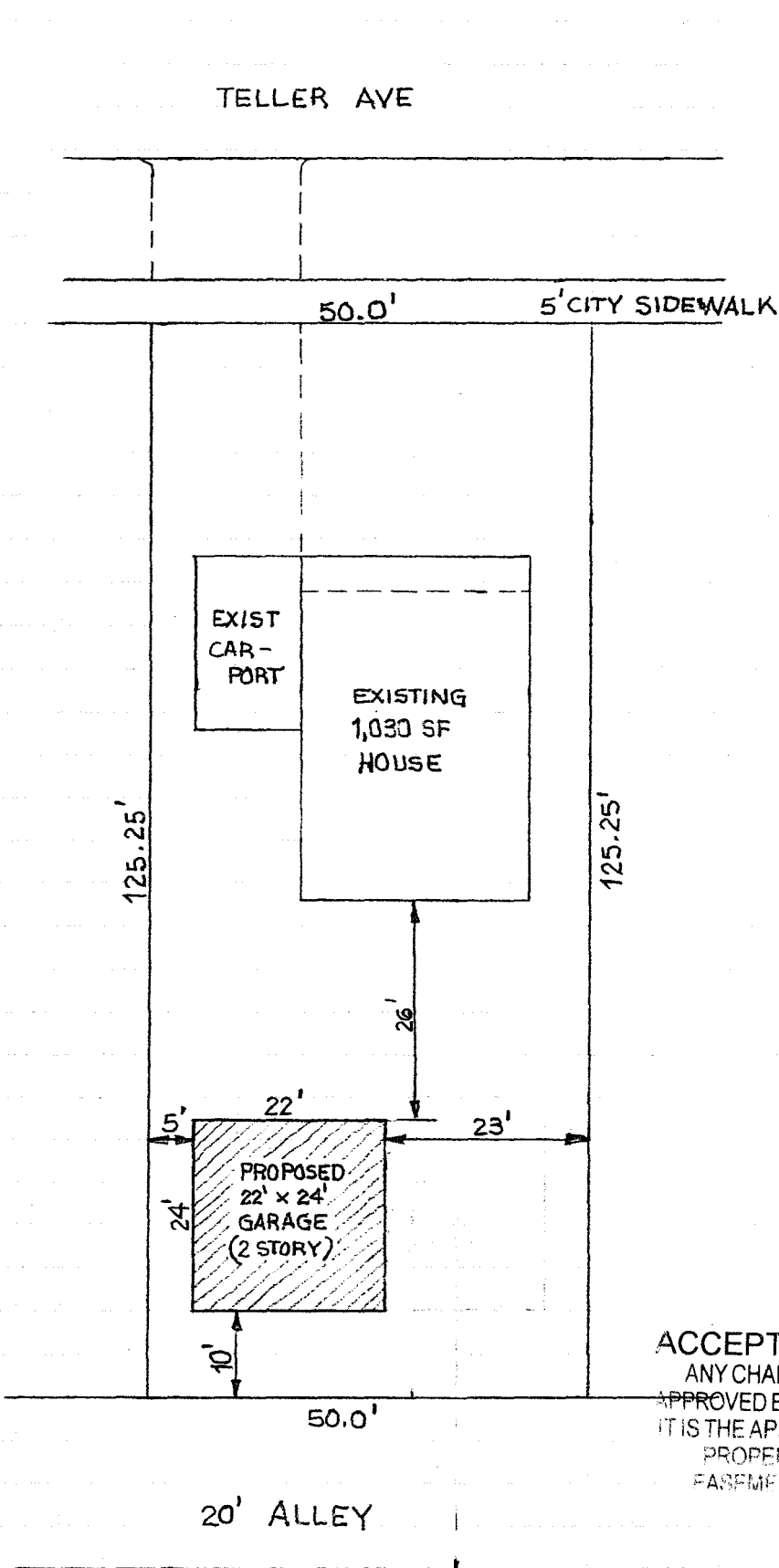
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 10/13/09
 Planning Approval Pat Overly Date 10/14/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Bonus Room</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/14/09</u>		

245 TELLER AVE



ACCEPTED *Pat Dunlop 12/14/09*
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.