

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO 52112

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Grand Junction Community Development Department**



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2886 Texas Ave TAX SCHEDULE NO. 2943-074-21-017  
SUBDIVISION Lamm SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1350  
FILING — BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Linda A. Smith NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2886 TEXAS  
(1) TELEPHONE 242-6781 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Linda A. Smith USE OF EXISTING BLDGS ~~HOME~~  
(2) ADDRESS 2886 TEXAS DESCRIPTION OF WORK AND INTENDED USE: 1995  
(2) TELEPHONE 242-6781 placing new home

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20 from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 15' from PL Special Conditions permanent foundation  
required - HUD # req'd.  
Maximum Height \_\_\_\_\_ CENS.T. 6 T.ZONE 30 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

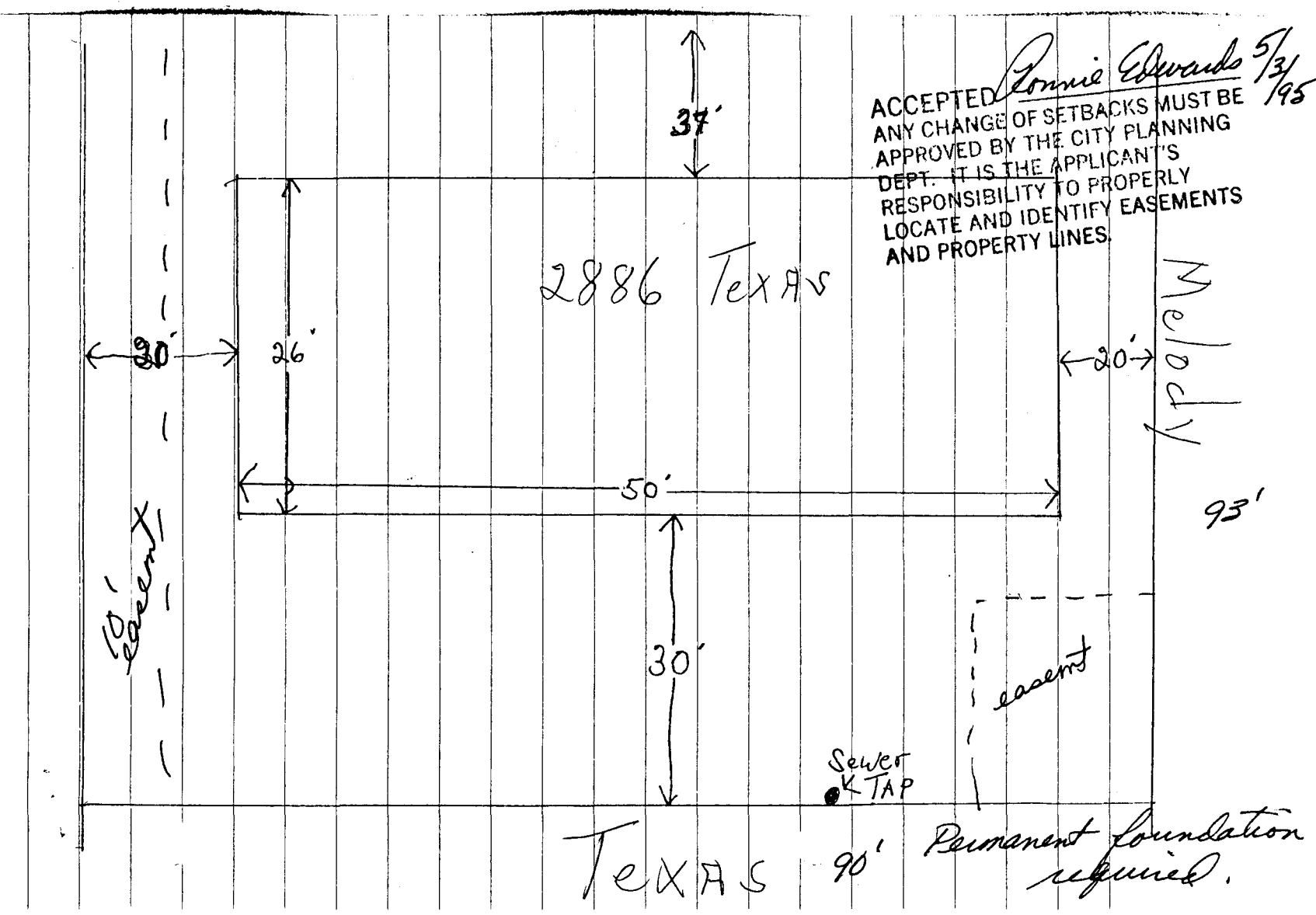
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gerald A. Della Date MAY 3 1995  
Department Approval Ronnie Edwards Date 5/3/95

Additional water and/or sewer tap fees) are required: YES  NO \_\_\_\_\_ W/O No. 8283 3012-0080  
Utility Accounting Chris Hudson Date 5-3-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Ronnie Edwards* 5/31/95  
 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.

*Melody*