

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

BLDG PERMIT NO. 57850

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2679 Homestead Rd TAX SCHEDULE NO. 2945-021-08-003  
SUBDIVISION Foster SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x30  
FILING - BLK - LOT 3 SQ. FT. OF EXISTING BLDG(S) 5000 # ±  
(1) OWNER TART Moore NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2679 Homestead  
(1) TELEPHONE 245 5222 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Richard White USE OF EXISTING BLDGS Residence  
(2) ADDRESS 3888 6710 Redwood DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 469 7112 new storage bldg.

**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-2 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater  
Side 3' from PL Rear 3' to leaves from PL Special Conditions \_\_\_\_\_  
Maximum Height 32'  
CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 [Signature] Date 10-7-96  
Department Approval Donnie Edwards Date 10-7-96

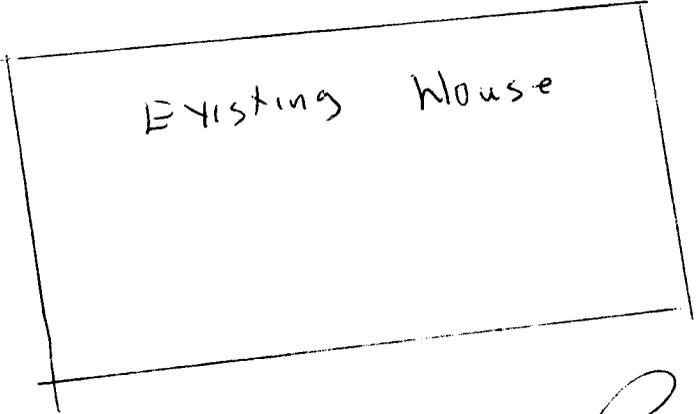
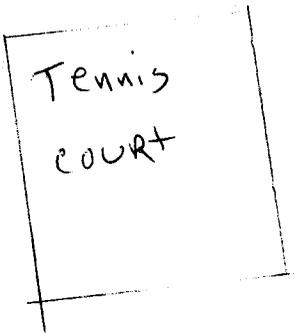
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. n/a  
Utility Accounting [Signature] Date 10-7-96

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)

240'

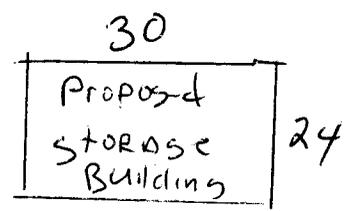
55'



50'

220'

ACCEPTED *Ronnie* 10/7/96  
 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.



50'

40'

TART MOORE Residence  
 2679 - Homestead  
 Grand St Colorado