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| FEE \$ | 10 - |
| TCP \$ | -    |
| SIF \$ | -    |



BLDG PERMIT NO. 61328

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

3008-0770-071



BLDG ADDRESS 2882 1/2 TEXAS RD TAX SCHEDULE NO. 2943-074-21-015  
 SUBDIVISION LAMM Subdr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576 sqft.  
 FILING \_\_\_\_\_ BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John G. Foster NO. OF DWELLING UNITS  
 BEFORE: ONE AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 2882 1/2 TEXAS RD  
 (1) TELEPHONE 970-245-5717 NO. OF BLDGS ON PARCEL  
 BEFORE: ONE AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS Home  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: pour  
 (2) TELEPHONE \_\_\_\_\_ Cement slab for GARAGE floor

**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 RSE-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 53' from PL Rear 3' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
Accessory structure CENSUS TRAFFIC 30 ANN# \_\_\_\_\_

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 308, 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 John G. Foster Date 7/28/97  
 Department Approval Marcia Rabideaux Date 7-28-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. Nothing in use  
 Utility Accounting EM Cole Date 7/28/97

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)

589'41'00" E

76.6'

10ft EASEMENT

4" thick

41.2'

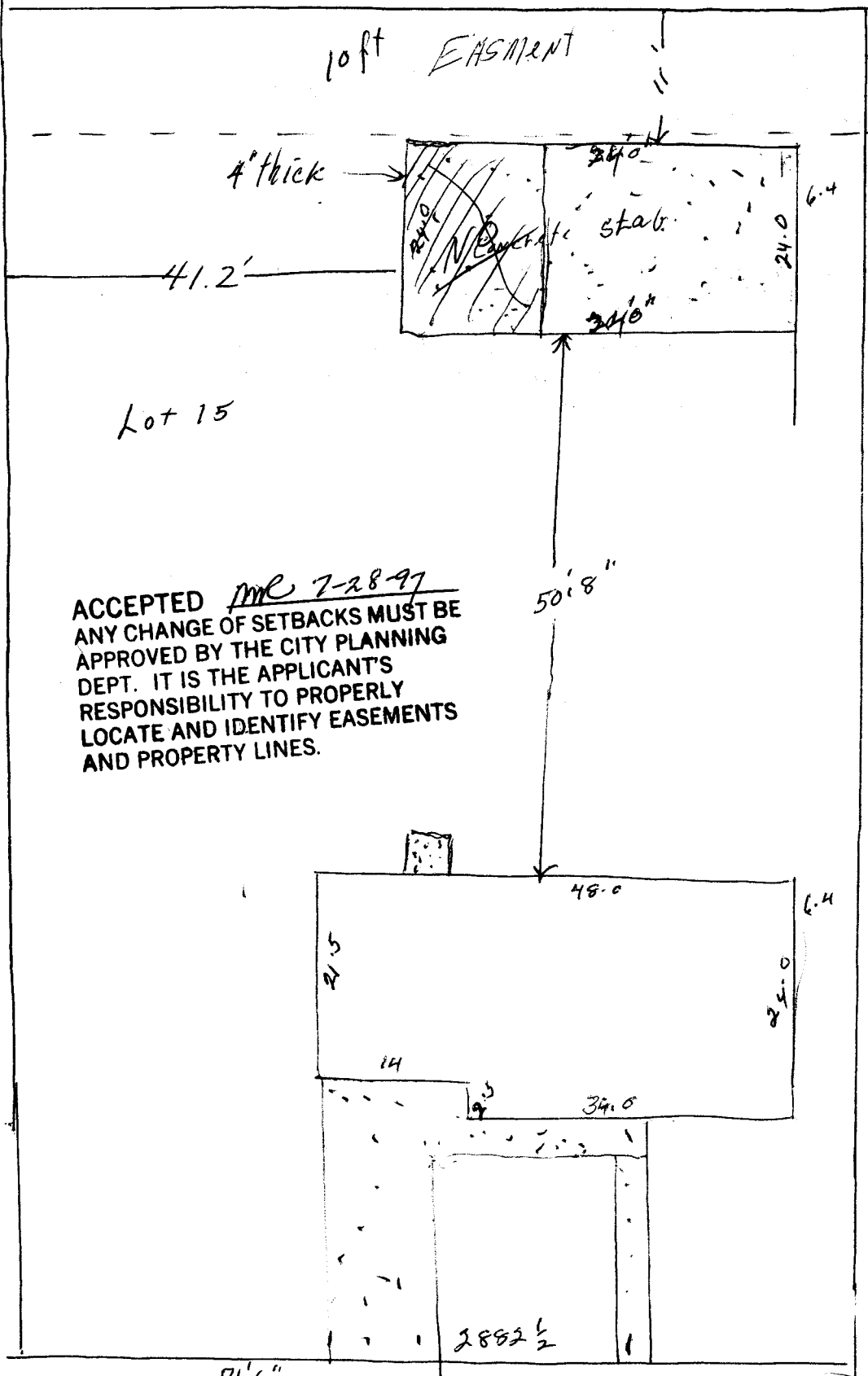
Lot 15

ACCEPTED MC 7-28-97  
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.

50'8"

N 139.8'

139.8'



71'6"

Address is 2882 1/2 TEXAS AVE