

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO 66082

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

BLDG ADDRESS 1823 Grand Ave TAX SCHEDULE NO. 2945-133-01-009
 SUBDIVISION EAST MAIN STREET ADD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 364
 FILING _____ BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 975
 (1) OWNER Kevin Costello NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS Residents
 (2) APPLICANT David Painter DESCRIPTION OF WORK AND INTENDED USE: for
 (2) ADDRESS 190 Rosalie Dr Storage of motorcycles
 (2) TELEPHONE 245-5621

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' from PL
 Maximum Height 32' CENSUS 8 TRAFFIC 3B 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).

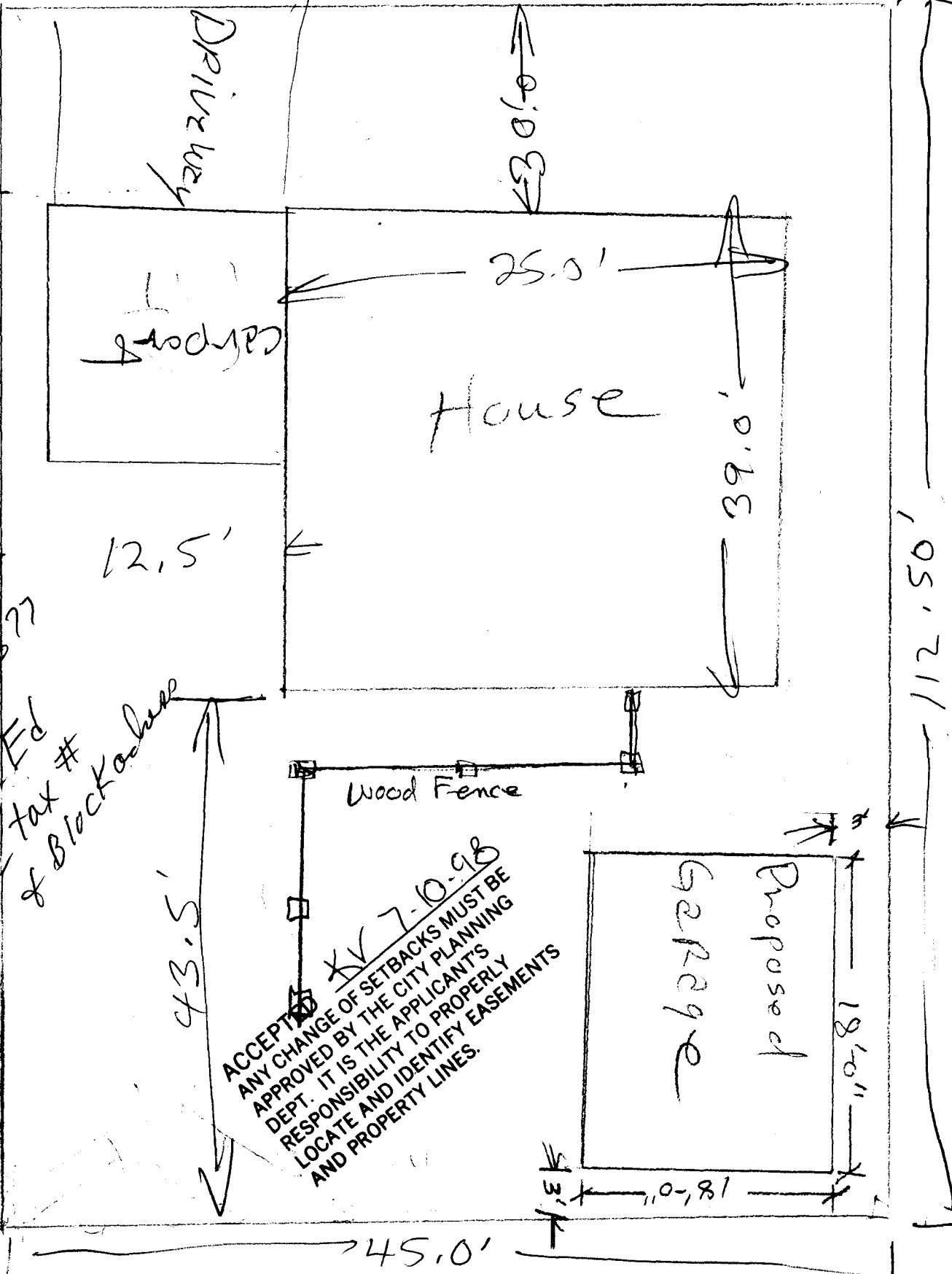
Applicant Signature David Painter Date 7-10-98
 Department Approval X. Valdez Date 7-10-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Change in use
 Utility Accounting Chn Cole Date 7-10-98

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)

Grand Ave



Driveway

Garage

House

Proposed Garage

Wood Fence

ACCEPTED XV 7-10-98
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.

Ally

Due
243-2677
Call Ed
for tax #
& Blockade

12.5'

5.3'

45.0'

25.0'

39.0'

18'0"

18'0"

105.21'