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BLDG PERMIT NO. 164500

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

BLDG ADDRESS 2005 Grand Ave TAX SCHEDULE NO. 2945-134, 01.00

SUBDIVISION East Main St SQ. FT. OF PROPOSED BLDG(S)/ADDITION Portable Car Carport 28' x 10'

FILING BLK 7 LOT 10 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Shawn Marie Letey NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2005 GRAND AVE NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970-241-1031 USE OF EXISTING BLDGS 0

(2) APPLICANT Same as Above DESCRIPTION OF WORK AND INTENDED USE Put up a non-permanent

(2) ADDRESS S A 1B Portable 10' x 20' Aluminum tubular Structure with Polytarp to be used

(2) TELEPHONE S A 1B AS A Carport

**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 RMF-32 Maximum coverage of lot by structures 40%

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_

or ~~10'~~ from center of ROW, whichever is greater Special Conditions Cannot build

Side 3' from PL Rear 10' from PL in setbacks

Maximum Height 36' CENSUS 8 TRAFFIC 55 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 Shawn M. Letey Date 3-26-98

Department Approval X. Valdez per (SC) Date 3-26-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Dolbi Overholt Date 3/26/98

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)

