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TCP \$	—
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BLDG PERMIT NO. 66809

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2882 1/2 Texas Av. TAX SCHEDULE NO. 2743-074-21-D15

SUBDIVISION LAMM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 150

FILING \_\_\_\_\_ BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) 1247

(1) OWNER John G. Foster NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2882 1/2 Texas Av. NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-5717

(2) APPLICANT same USE OF EXISTING BLDGS Living Storage

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: PERMIT

(2) TELEPHONE \_\_\_\_\_ car port to shelter one car

**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)  
 or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 6 TRAFFIC 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 John G. Foster Date 9-8-98

Department Approval Seveta J. Castello Date 9-8-98

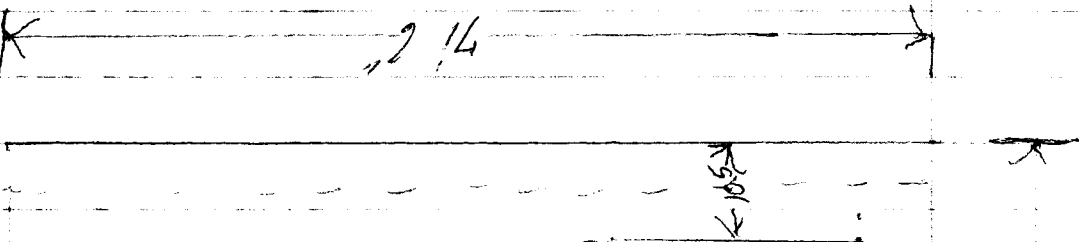
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 9/8/98

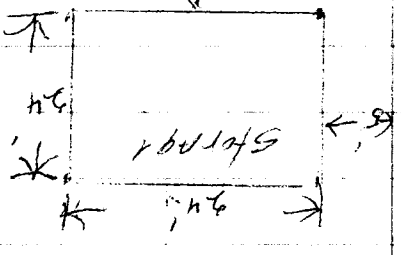
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

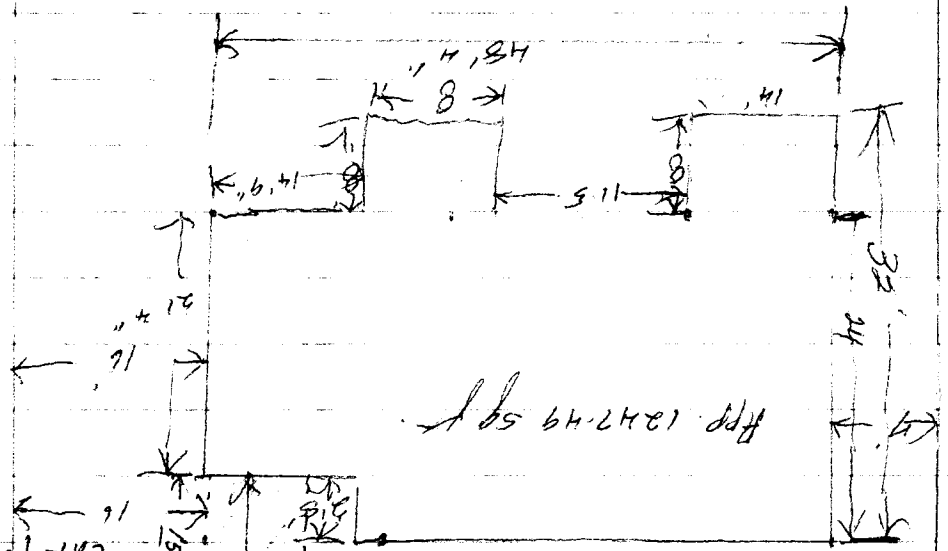
Left Easement



ACCEPTED SUC 9-5-98  
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.

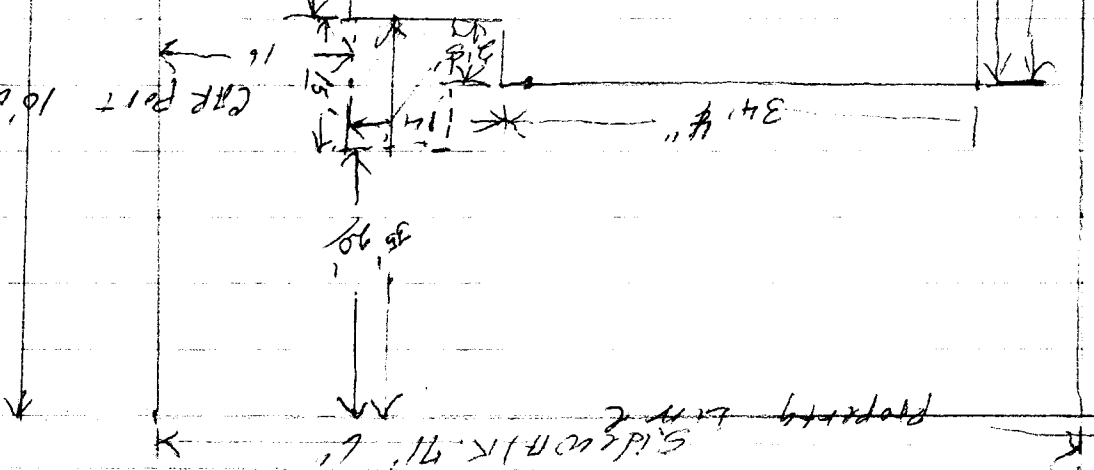


139' 8"



139' 8"

CAR PIT 10' wide 15' long



TEXAS A&M

Property Line