

#2005-166D-08A0

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 52891

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 578 N. 26th ST. TAX SCHEDULE NO. 2945-131-08-004

SUBDIVISION MESA GARDENS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 672

FILING — BLK 10 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1076

(1) OWNER CHRISTINA HOAGLAND NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 578 N. 26th ST. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-5733 USE OF EXISTING BLDGS Residence

(2) APPLICANT THERESA FEUERBORN DESCRIPTION OF WORK AND INTENDED USE:
new detached garage

(2) ADDRESS 578 N. 26th ST.

(2) TELEPHONE 245-5733

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-8 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' from PL Special Conditions _____
to save to save

Maximum Height _____ CENS.T. 7 T.ZONE 38 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 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 Theresa J. Feuerborn Date July 17, 1995

Department Approval Gonnie Edwards Date 7/17/95

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

Utility Accounting Jackie S. Berry Date 7/17/95

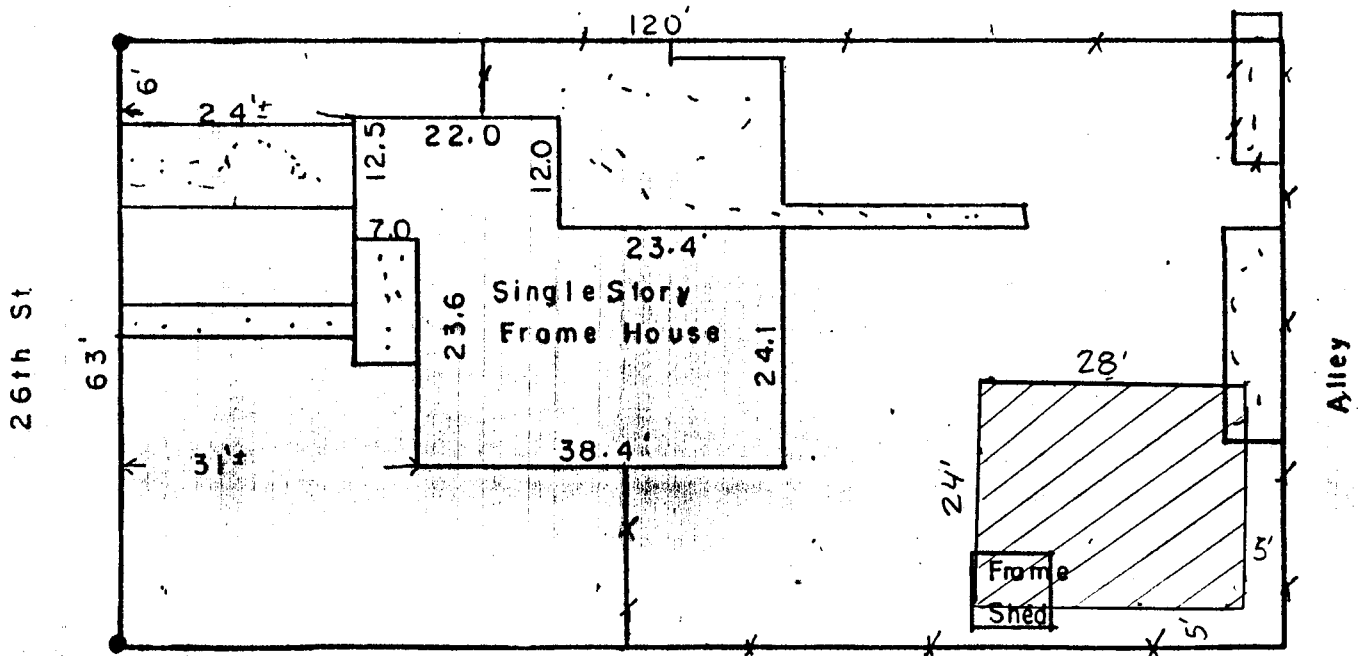
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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



Scale 1" = 20'
● Found No. 5 Rebar

ACCEPTED *Donnie* 7/17/95
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.



This property does not fall within any apprent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 8 Block 10 Mesa Gardens Subdivision Mesa County, Colorado.

Legal Description and Easements of Record Provided by First American Title Co. File No. 119461

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date are: