

FEE \$ 10-
TCP \$ 0-

BLDG PERMIT NO. 58383

PLANNING CLEARANCE

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

3019-0230-03-4 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 608 26 1/2 ROAD TAX SCHEDULE NO. 2945-024-00-053

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 540

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3571

(1) OWNER GEORGE A. & LYNN C. DUNHAM NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 608 26.5 ROAD

(1) TELEPHONE 970-243-1822 NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS Residential

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Add

(2) TELEPHONE _____ on kitchen and storage

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 RSE-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 23

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 George A. Dunham Date 11-22-96

Department Approval Marcia Rabideaux Date 11-22-96

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

Utility Accounting Judy Shup Date 11/22/96

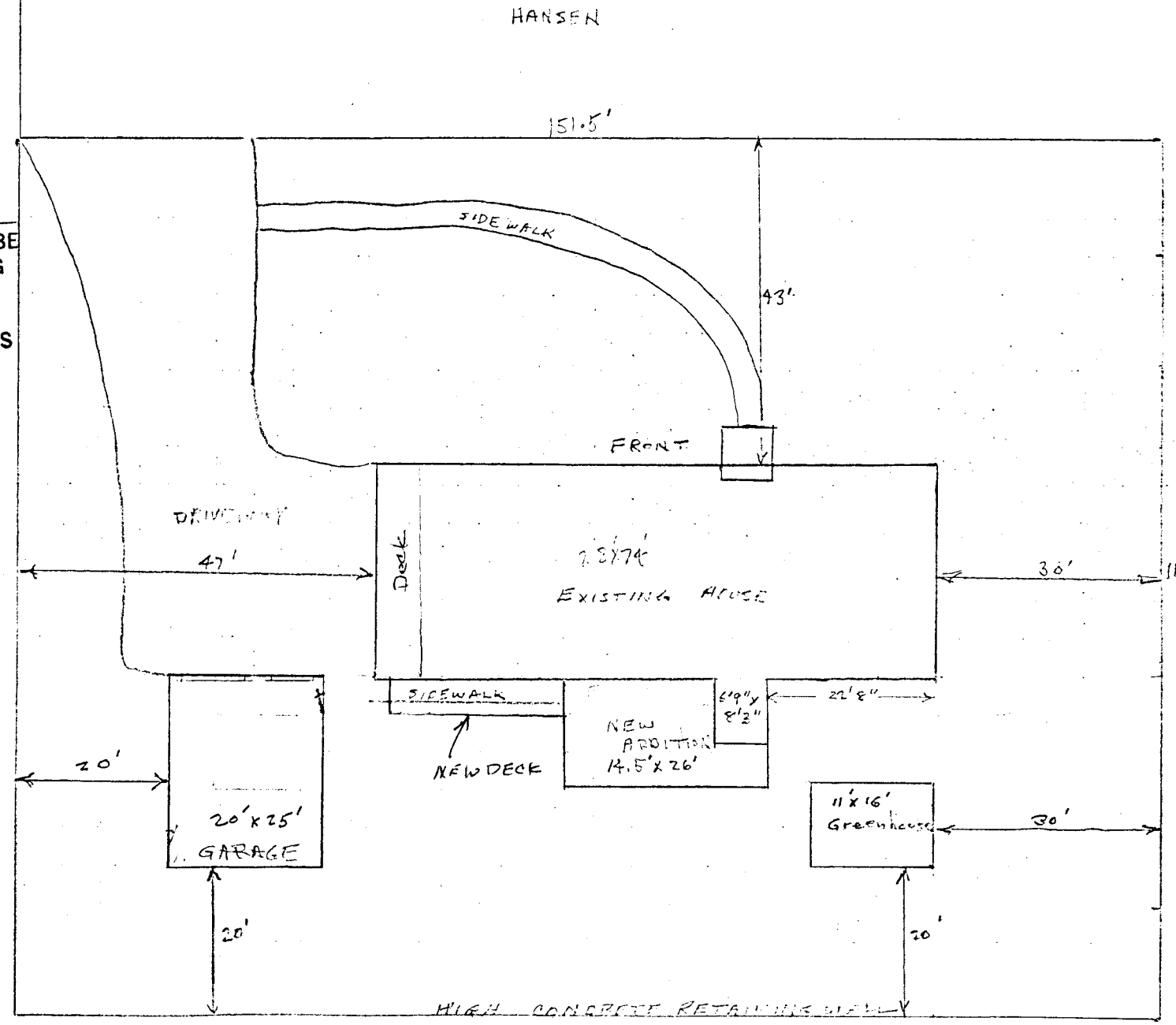
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *MR 11-22-96*
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.

CITY
50' RW
BK 899 P 393

108 26 1/2 Rd.



26 1/2 Rd (N 7th)