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BLDG PERMIT NO. 55346

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

7005 1540 017



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 465 nth 26th street TAX SCHEDULE NO. 2945-131-10-004
 SUBDIVISION Mesa Gardens SQ. FT. OF PROPOSED BLDG(S)/ADDITION 195
 FILING _____ BLK 7 LOT 15 SQ. FT. OF EXISTING BLDG(S) Approx 1400 sq ft
 (1) OWNER Ralph Linn NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 465 nth 26th street
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Mark L Barslund USE OF EXISTING BLDGS Garage Home
 (2) ADDRESS 623 Americana DESCRIPTION OF WORK AND INTENDED USE: Patio
 (2) TELEPHONE 523-0518 lover over hot tub

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32'
 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).

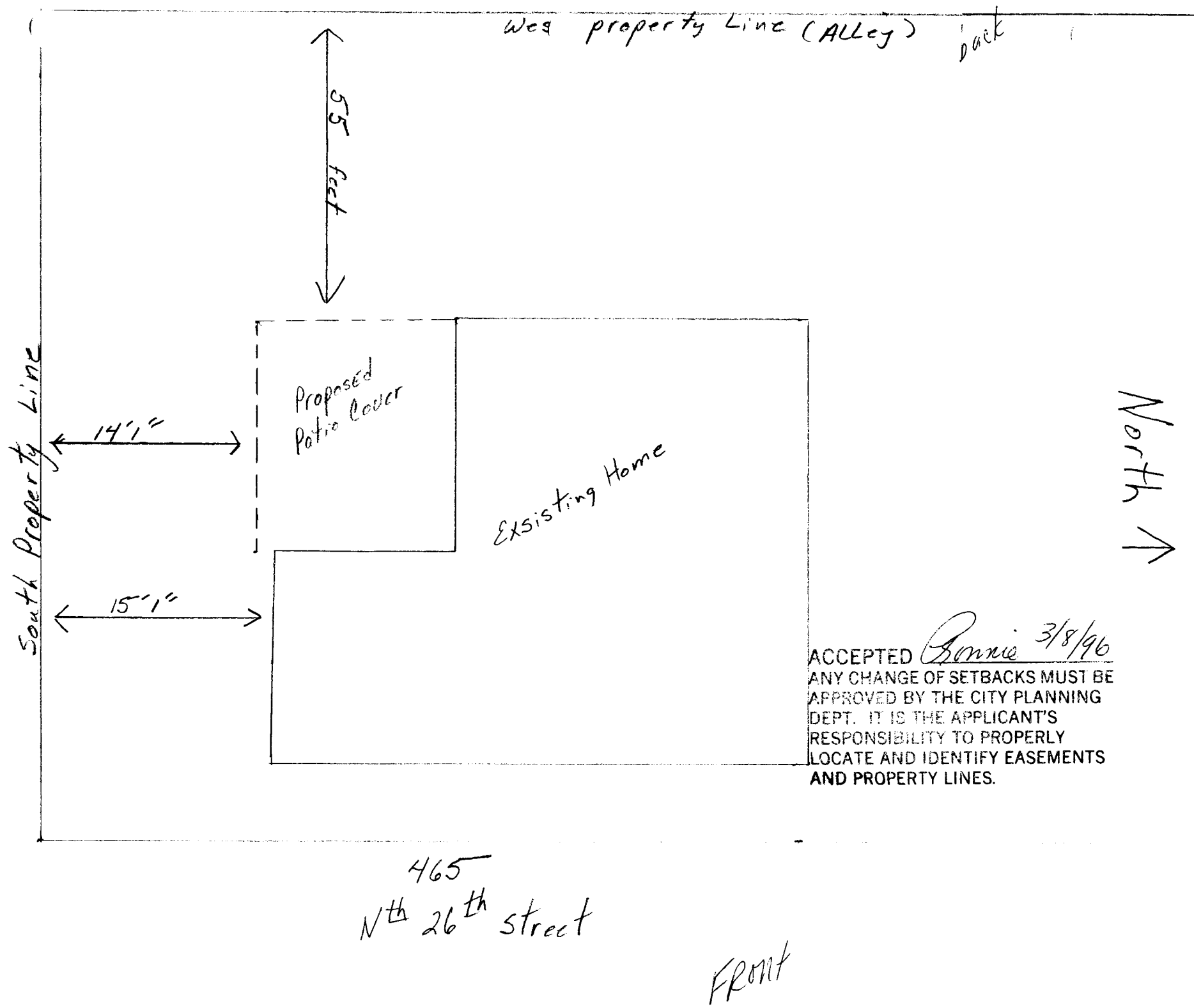
Applicant Signature Mark Barslund Date 3-8-96
 Department Approval Donnie Edwards Date 3-8-96

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

Utility Accounting _____ Date 3-8-96

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 *Ronnie* 3/8/96
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.