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BLDG PERMIT NO. 5638B

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3013-100-082



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2030 N. 26th TAX SCHEDULE NO. 2945-121-10-013
 SUBDIVISION Melrose Estate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x24
 FILING _____ BLK #1 LOT #5 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Roger W. Jean Wheeler NO. OF DWELLING UNITS BEFORE: 1 AFTER: 4 THIS CONSTRUCTION
 (1) ADDRESS 2030 N. 26th
 (1) TELEPHONE 970-241-7939 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ shed

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 _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions Setback measured to eave line
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 28

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 Roger W. Jean Wheeler Date June 5, 1996
 Department Approval Maria Rodriguez Date 6-5-96

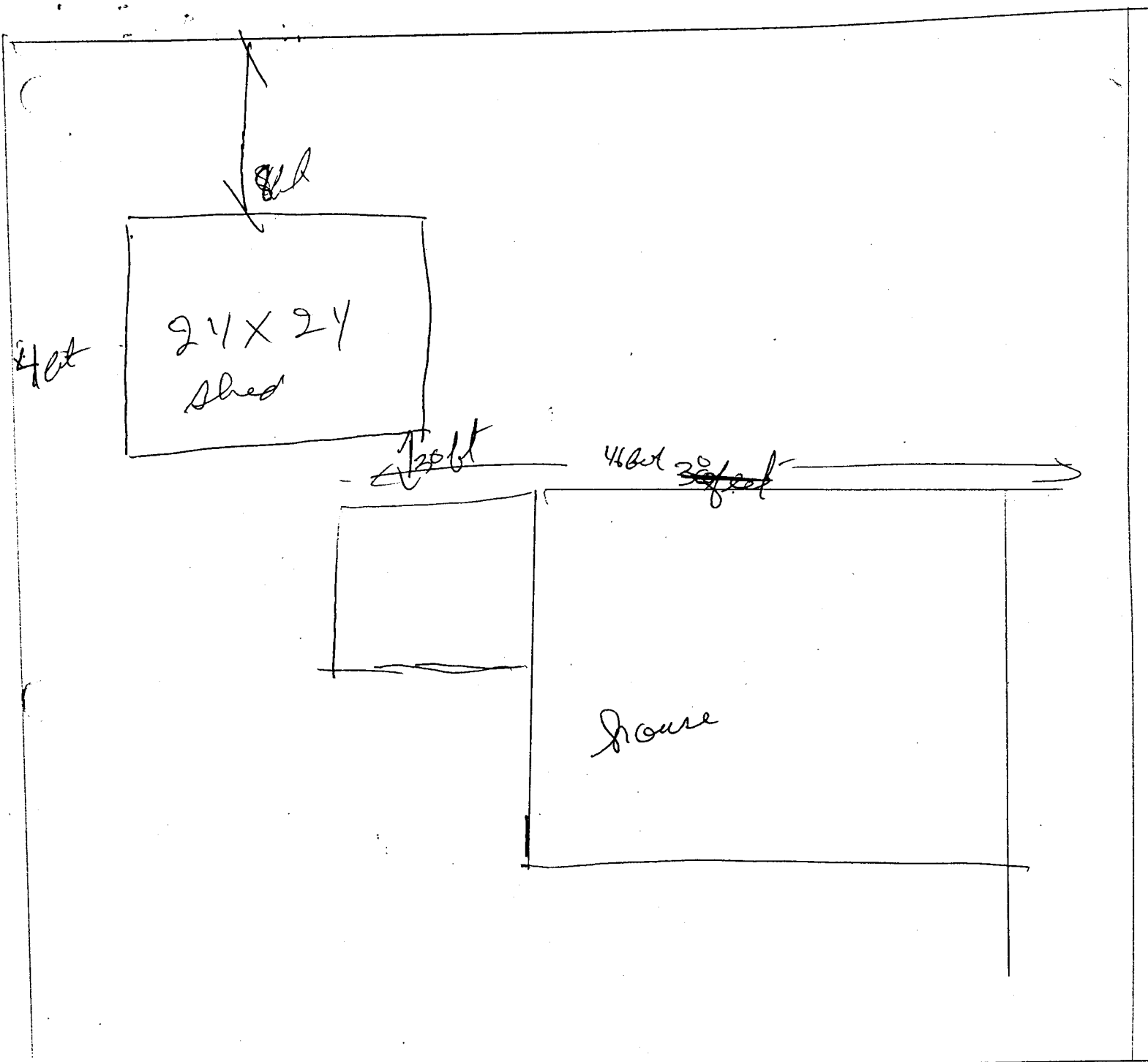
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. X

Utility Accounting Dotie Hobbs Date 6/5/96

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)

Rev 1/2 84 Int



2030 N 26th St

ACCEPTED MRC 6-5-96
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.