

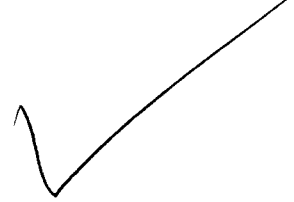
FEE \$ 10 -
TCP \$ - 0 -

BLDG PERMIT NO. 59116

PLANNING CLEARANCE

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

3021-8510-045



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 736 26 1/2 Rd TAX SCHEDULE NO. 2701-354-08-001
 SUBDIVISION MELODY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 36X36 = 1286
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MICHAEL SCHMAZ NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 736 26 1/2 Rd.
 (1) TELEPHONE 970 245 3754 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT MICHAEL SCHMAZ USE OF EXISTING BLDGS Home
 (2) ADDRESS 736 26 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: GARAGE
 (2) TELEPHONE 970 245 3754 w/ bath for mud room - ^{slc} ~~slc~~

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-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' 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 _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 17

Accessory

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 Michael Schmaz Date 2/12/97
 Department Approval Marcia Rabideaux Date 2-12-97

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

Utility Accounting Attendees Date 2-12-97

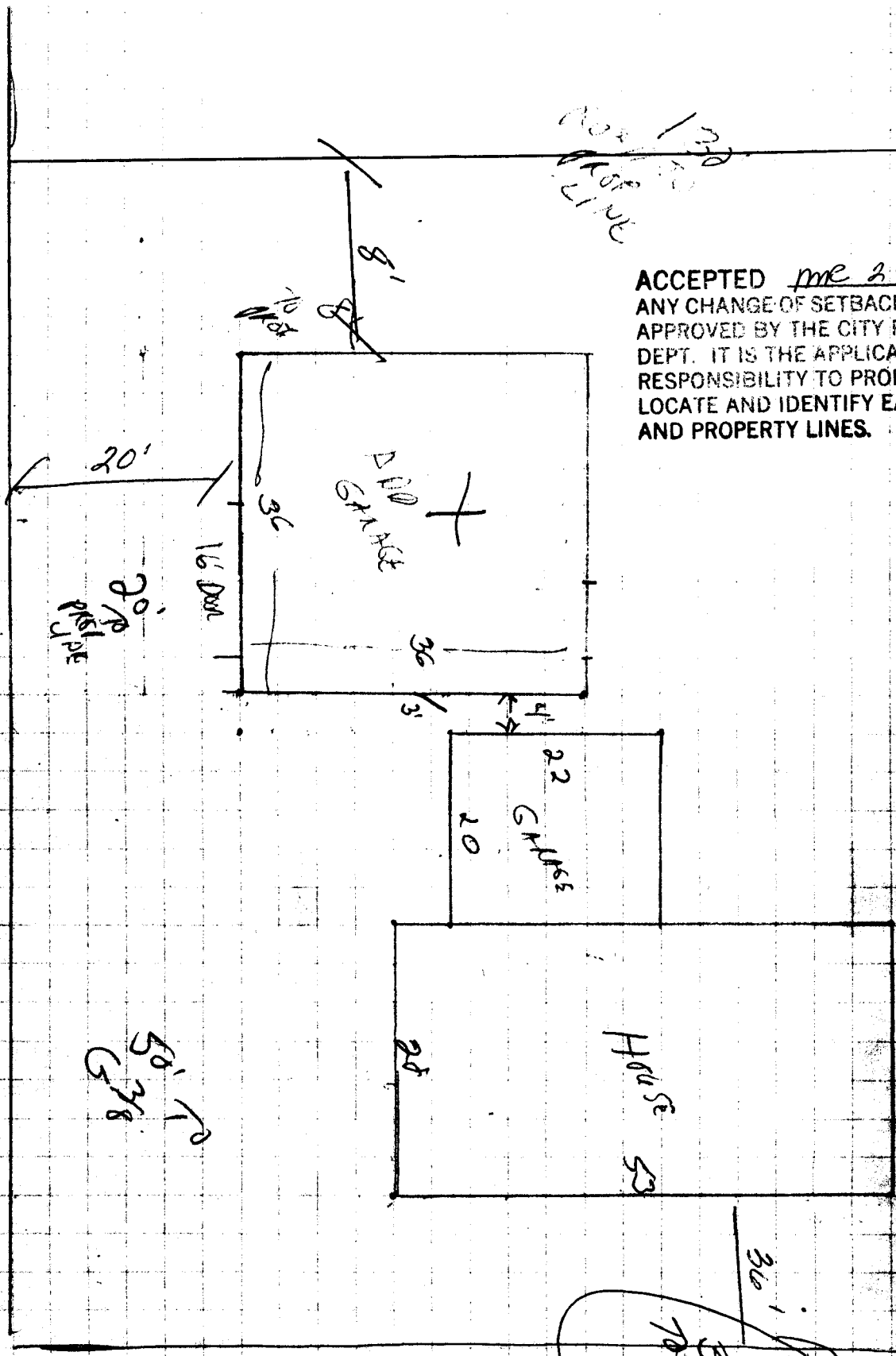
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Prop Line

ACCEPTED me 2-12-97
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.

PROPERTY
AT 736 26 1/2 RD



6 3/8 Rd.

20'
20' DRIVE

50' 3/8'
DRIVE

736 26 1/2 Rd.

36' 1'
36'
70' 26 1/2'

22 GRASS
20'

HOUSE 53
28'

DRIVE GRASS
36'
36'
4'
3'

8'