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BLDG PERMIT NO. 65889

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 604 26 1/2 RD TAX SCHEDULE NO. 2945-024-00-022  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900 sq ft  
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 2200 ±  
 (1) OWNER Ruth Edfast NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 604 26 1/2 RD NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 245-8608 USE OF EXISTING BLDGS House  
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: add 30' x 30' garage  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' to eave from PL Rear 10' from PL  
 Maximum Height 32'  
 CENSUS 10 TRAFFIC 23 ANN# \_\_\_\_\_

**PAID**  
**JUN 26 1998**  
**CME**

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 Ruth C. Edfast Date June 26, 1998  
 Department Approval Antonia J. Castello Date 6-26-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. no chg in use  
 Utility Accounting Om Cole Date 6-26-98

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

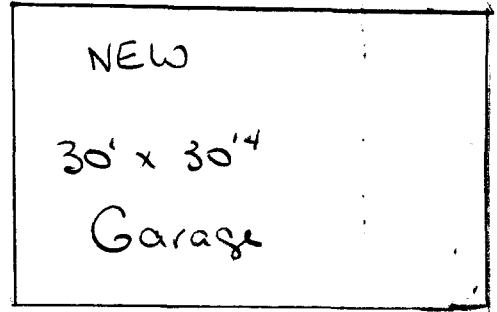
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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<- 156' ->

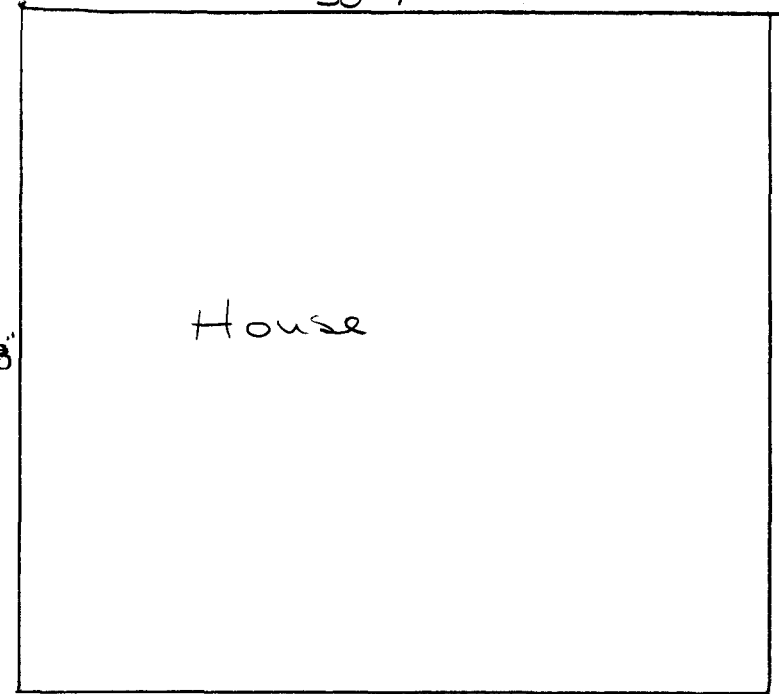
ACCEPTED SUC 6-26-98  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

↑  
10'  
↓



<- 21' ->

58' 7"



37' 8"

House

Drive way

<- 160' ->

Ruth Edfast  
604 26 1/2 Rd  
Grand Jet. Co 81506