

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 65593

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 434 N. 26th Street TAX SCHEDULE NO. 2945-131-29-009
 SUBDIVISION Mesa Gardens SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 ft wide, 20 ft long, 12 ft high
 FILING _____ BLK 9 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1216
 (1) OWNER Edwina R. Horan NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 434 N. 26th Street NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 1-970-245-7453 USE OF EXISTING BLDGS Home + Garage
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ Build car port
No add. water or sewer

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property 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-8 Maximum coverage of lot by structures 45%
 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 3' to eave from PL
 Maximum Height 32' CENSUS 7 TRAFFIC 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).

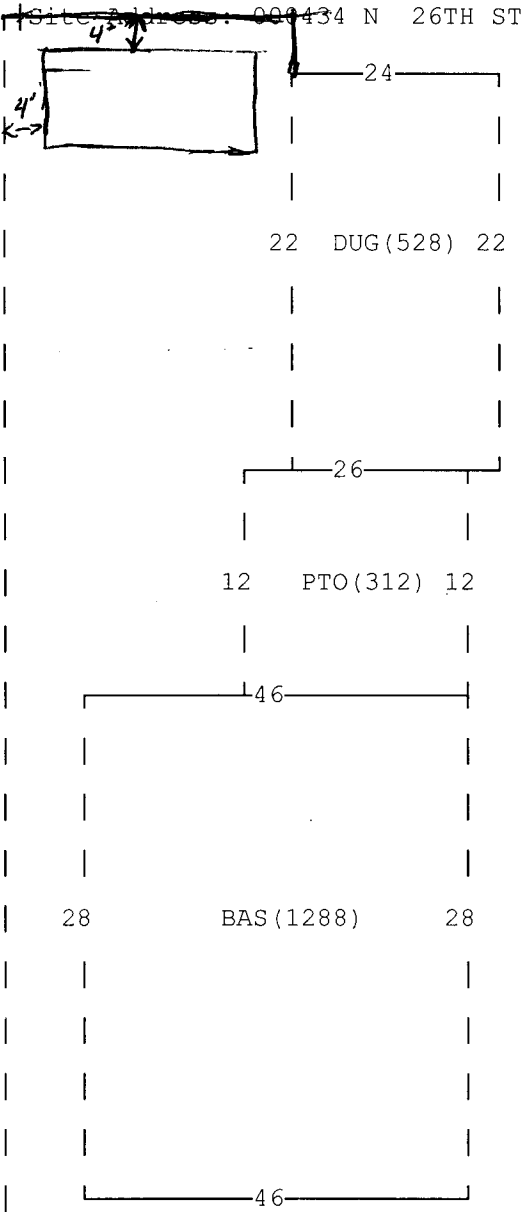
Applicant Signature Edwina R. Horan Date June 9, 1998
 Department Approval Sula L. Castells Date 6-9-98

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

Utility Accounting R. Raymond Date 6/9/98

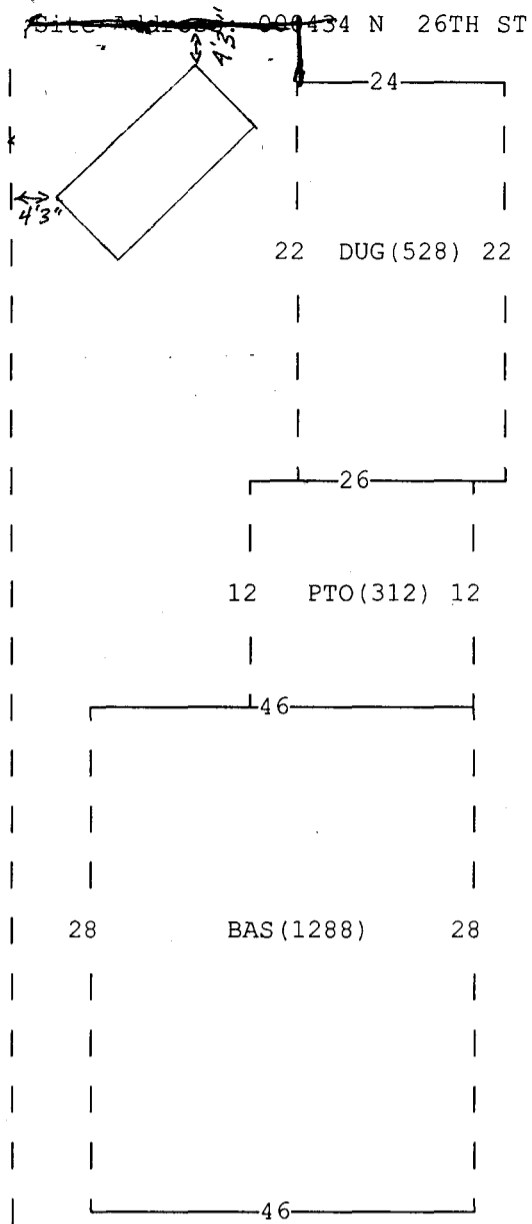
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *SLC 6-9-98*
 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.

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
BAS	1288	1.00	1288	1.00	1288	1288	1288
PTO	312	0.06	19	1.00	312	19	
DUG	528	0.45	238	1.00	528	238	



Amended
ACCEPTED SLC 6-17-98
 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.

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