

FEE \$	10.00
TCP \$	NA
SIF \$	NA



BLDG PERMIT NO. 65530

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2059 N. 26th St. TAX SCHEDULE NO. 2945-121-11008
 SUBDIVISION KSL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 528
 FILING _____ BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) 1065
 (1) OWNER Charles & Vicki Harrington NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2059 N 26th St
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Single Family Residence
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: single story
 (2) TELEPHONE Same 24x22' addition for residence

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

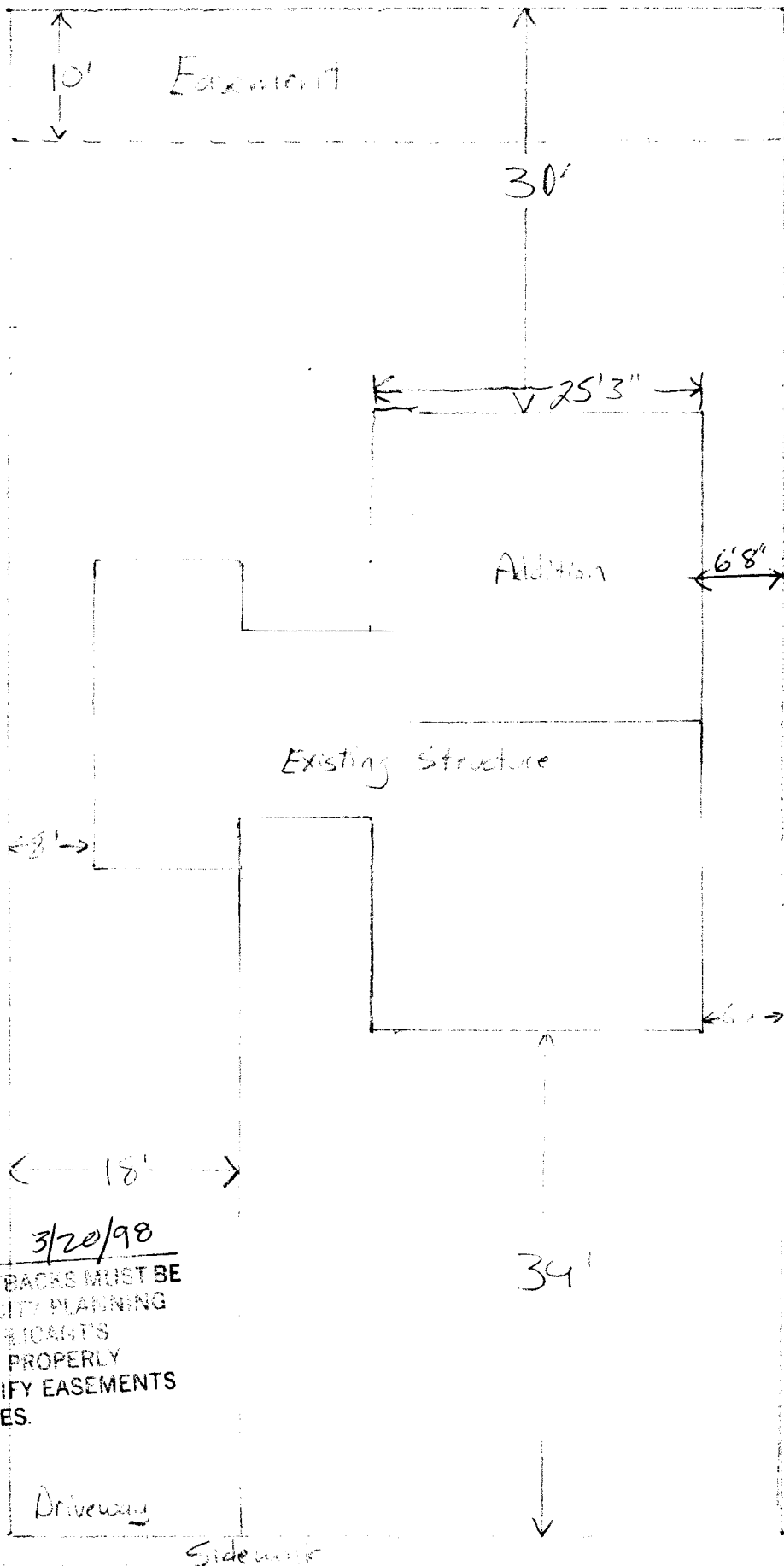
ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 10 from property line (PL) Parking Req't _____
 or 10 from center of ROW, whichever is greater Special Conditions _____
 Side 5 from PL Rear 15 from PL
 Maximum Height 32
 CENSUS 6 TRAFFIC 28 ANN# _____

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).

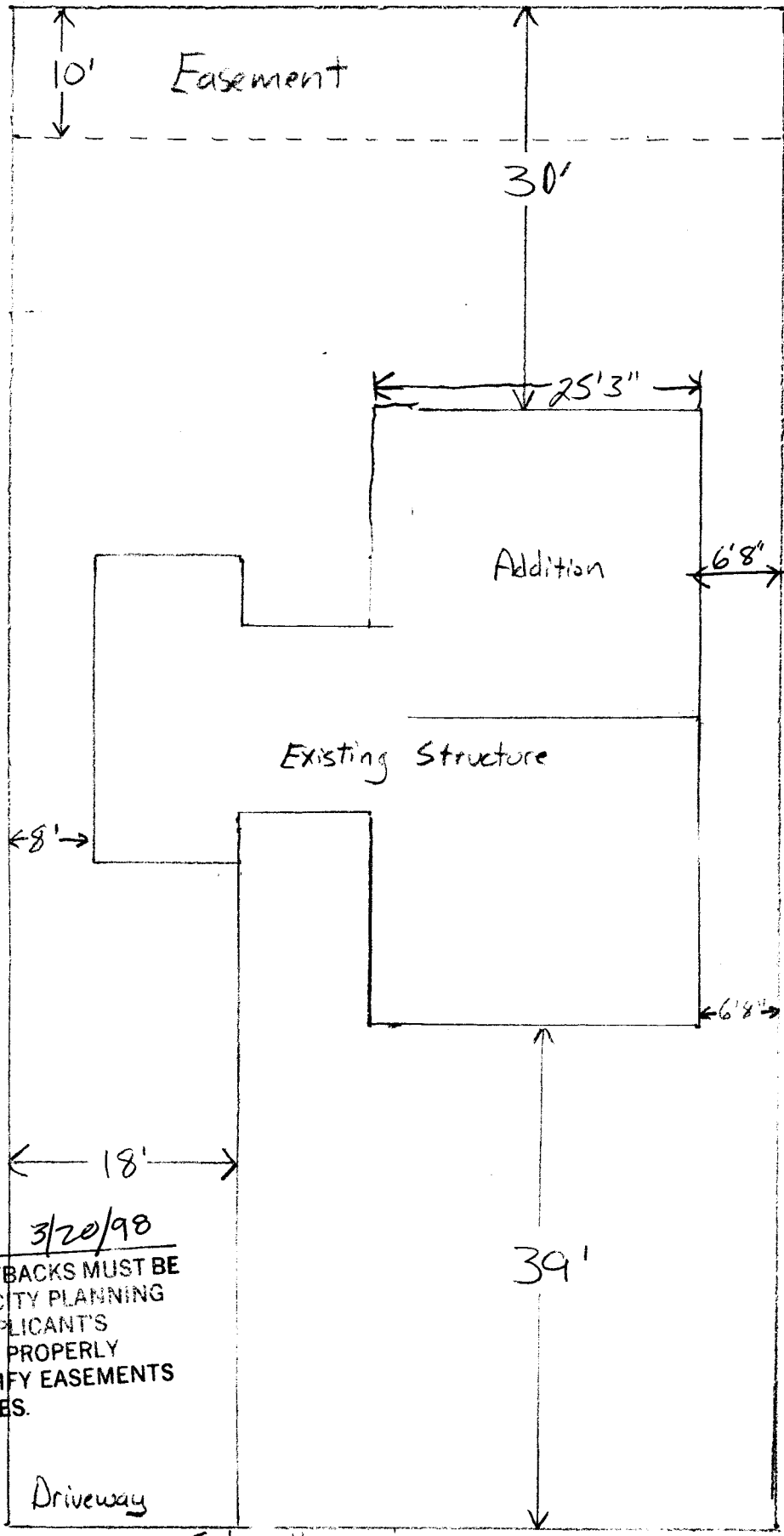
Applicant Signature [Signature] Date 3/20/98
 Department Approval [Signature] Date 3/20/98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO / W/O No. #10837-6722 764235
 Utility Accounting [Signature] Date 3-20-98 S/W S/F
 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED KLA 3/20/98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Driveway
 Sidewalk
 26th St



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26th St