

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 71193

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 616 26 ROAD TAX SCHEDULE NO. 2945-023-00-034

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720'

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) HOUSE 842'
SHED 80'

(1) OWNER CURTIS/IRENE DENHAM NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 616 26 ROAD NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 243-4589 USE OF EXISTING BLDGS SINGLE FAMILY/SHED

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: 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 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 BSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front _____ from property line (PL)
 or 5' from center of ROW, whichever is greater

Side 3' from PL Rear 10' from PL
 Maximum Height 32

Parking Req'mt _____
 Special Conditions _____

CENSUS 10 TRAFFIC 20 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Irene Denham Date 7/14/99

Department Approval K. Valdez Date 7-14-99

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

Utility Accounting Patricia Graves Date 7-14-99

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)

NORTH 1ST STREET 26 ROAD
WELL 26RD 127.875'

15' EASEMENT

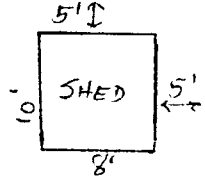
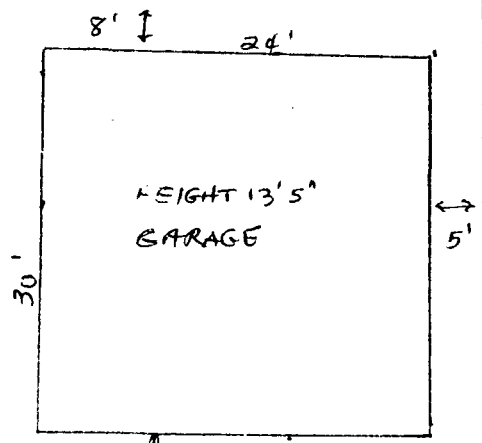
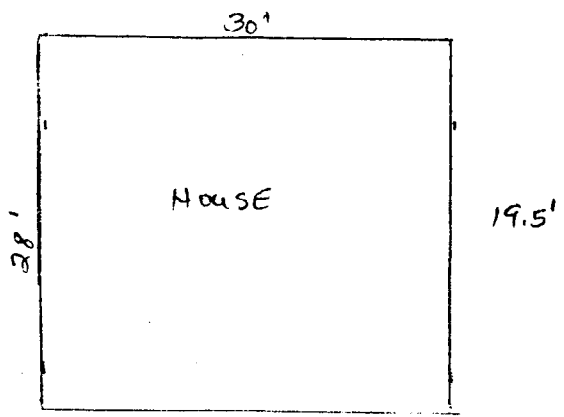
ACCEPTED
ANY CHANGE OF RECORD...
APPROVED BY THE PLANNING
DEPT. IT IS THE USER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

KV
7-14-99

346.5'

12'
EXISTING DRIVEWAY

206.5'



EXISTING DRIVEWAY 12'

74'

15' SEWER EASEMENT

2