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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

BLDG ADDRESS 1746 N. 26th ST SQ. FT. OF PROPOSED BLDGS/ADDITION 398'
 TAX SCHEDULE NO. 2945-124-01-006 SQ. FT. OF EXISTING BLDGS 1456 ~~1456~~ sqft
 SUBDIVISION Melrose Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1813
 FILING _____ BLK 3 LOT 6
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Steve Masters
 (1) ADDRESS 1746 N. 26th ST
 (1) TELEPHONE 970 243 4102
 (2) APPLICANT Steve Masters
 (2) ADDRESS 1746 N. 26th St.
 (2) TELEPHONE 970 2434102
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE CARPORT
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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)
 or 45 from center of ROW, whichever is greater
 Permanent Foundation Required: YES _____ NO _____
 Side 5' from PL, Rear 15' from PL
 Parking Req'mt _____
 Maximum Height 32' Special Conditions 3 feet side setback minimum for open carports.
 CENSUS 3 TRAFFIC 35 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 [Signature] Date 11-17-99
 Department Approval [Signature] Date 11-17-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>11/17/99</u>		

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)

Building Sketch

Borrower/Client Masters, Steve			
Property Address 1746 N. 26th Street			
City Grand Junction	County Mesa	State CO	Zip Code 81501
Lender First Capital Mortgage			

