

FEE \$	10.00
TCP \$	0
SIF \$	0

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 86200



Your Bridge to a Better Community

BLDG ADDRESS 1929 N 26th St SQ. FT. OF PROPOSED BLDGS/ADDITION 250  
 TAX SCHEDULE NO. 294 5-121-00011 SQ. FT. OF EXISTING BLDGS 1140  
 SUBDIVISION No TOTAL SQ. FT. OF EXISTING & PROPOSED 1420  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Carole R Moyes NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction  
 (1) ADDRESS 1929 N, 26th St GJ USE OF EXISTING BUILDINGS home  
 (1) TELEPHONE 245-3629 DESCRIPTION OF WORK & INTENDED USE carport  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

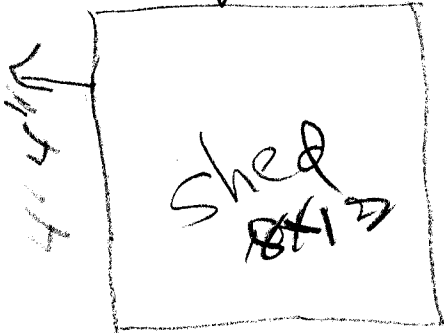
Applicant Signature Carole R Moyes Date 9-9-02  
 Department Approval C. Jay Rosen Date 9/9/02

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>9/5/02</u>		

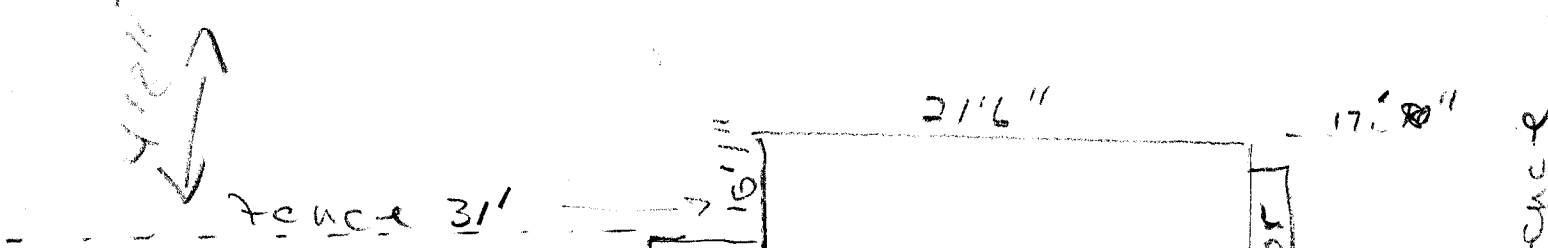
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5' easement irrigation ditch - closed over - no ally  
fence  
W

Moyes  
1929 N. 26<sup>th</sup> St  
G.J. 81501



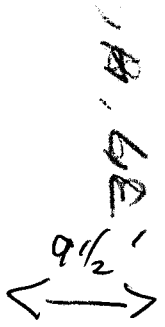
— 70' —



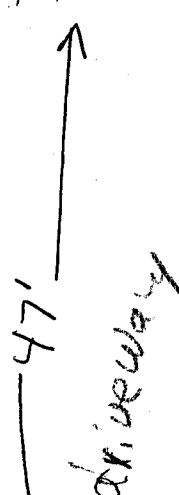
water  
sewer

8/9/02  
ACCEPTED *C. Campbell*  
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.

Proposed  
carport



Fence  
5'  
20'



side walk

42'  
side walk

20' 4"  
door

70'  
"E" FRONT

Public Service  
easement  
st. 11' 6"