

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ |       |
| SIF \$ |       |

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

BLDG PERMIT NO. 88422



Your Bridge to a Better Community

BLDG ADDRESS 2110 N 26th St SQ. FT. OF PROPOSED BLDGS/ADDITION (Enclosing Car-port)

TAX SCHEDULE NO. 2945-121-10007 SQ. FT. OF EXISTING BLDGS 1300

SUBDIVISION Melrose Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1300

FILING \_\_\_\_\_ BLK 1 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Matt Bryner NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2110 N 26th St USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 255-8579 DESCRIPTION OF WORK & INTENDED USE Enclose car port to make garage

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 7

(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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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).

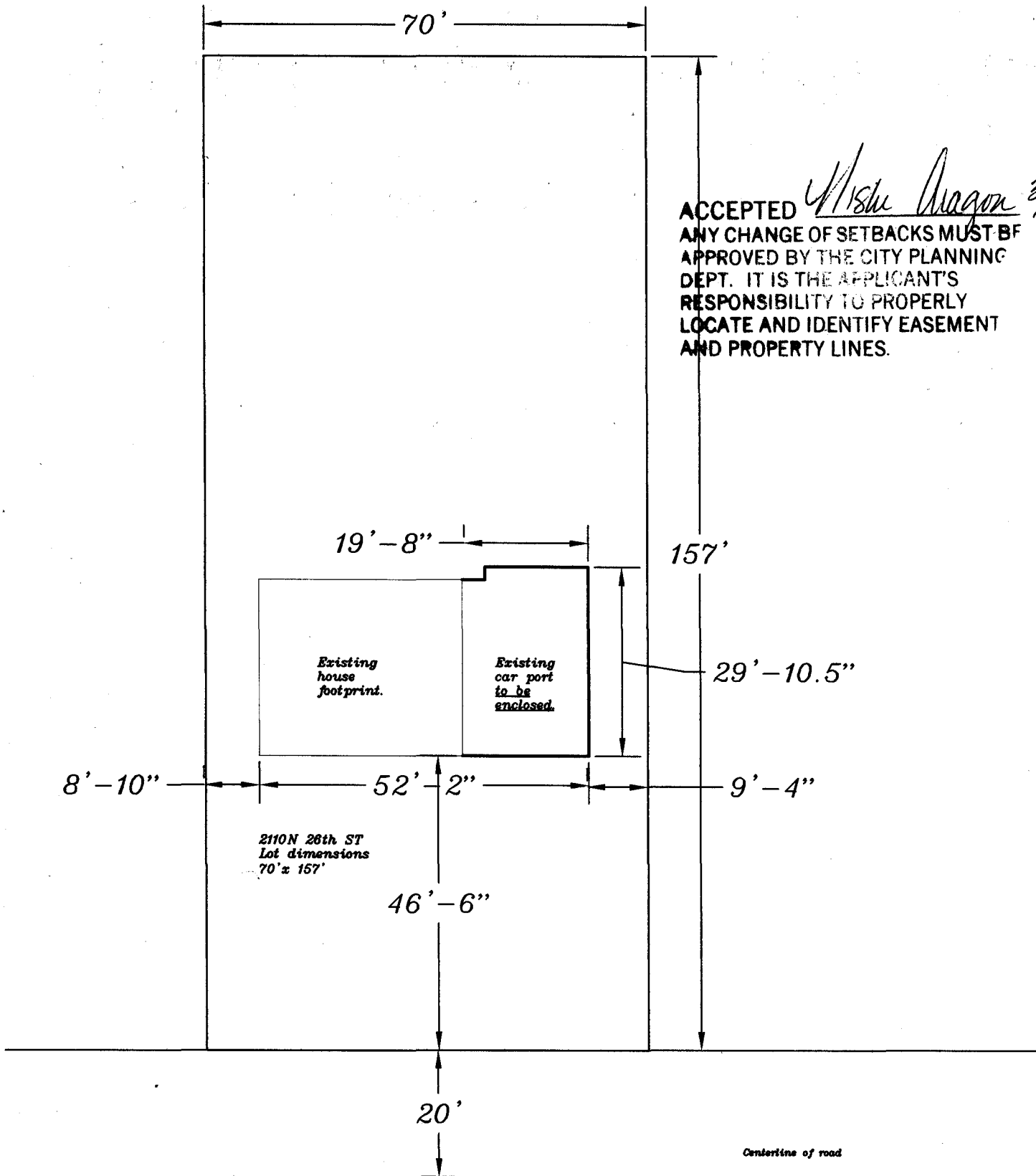
Applicant Signature Matt Bryner Date 3/5/03

Department Approval Misha Wagon Date 3/5/03

|  |                    |             |               |
|--|--------------------|-------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <u>X</u> | W/O No. _____ |
| Utility Accounting                                     | Date <u>3/5/03</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)



ACCEPTED *Wishu Aragon 3/5/03*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.