

DATE SUBMITTED: 10/16/92

PERMIT NO. 43209 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 310 PINE STREET

SQ. FT. OF BLDG: 624

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 30,460 Ag-00

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 124

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2A45-2A3-00-124

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER Gleason & Rita Seaman

USE OF EXISTING BUILDINGS: Single Family Home/2 Sheds

ADDRESS 310 Pine St.

TELEPHONE: 243-2425

DESCRIPTION OF WORK AND INTENDED USE: 464 sq ft Add incl kitchen, bedroom, bathroom

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

10-16-92  
Date Approved

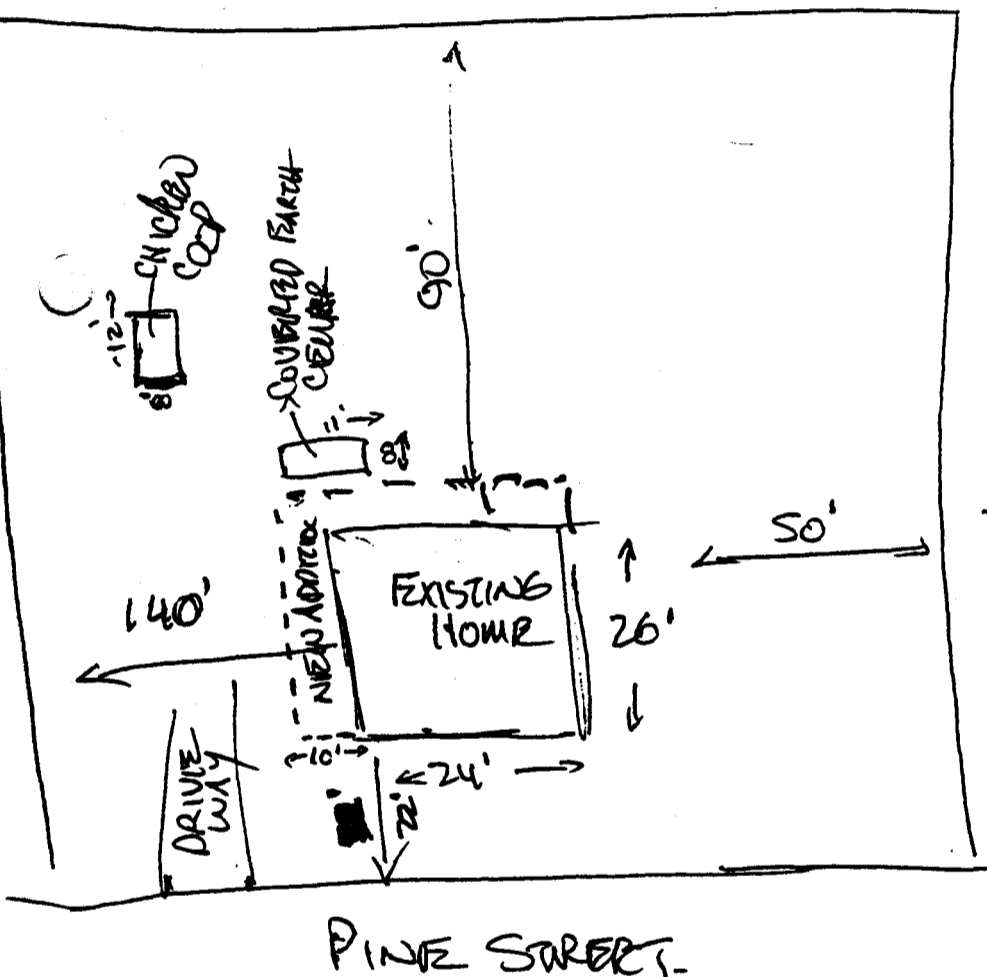
10-16-92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

line of the PROPERTY LINES with dimensions.	[ ✓ ]
line of the PROPOSED STRUCTURE with dotted lines	[ ✓ ]
dimensions of the PROPOSED STRUCTURE.	[ ✓ ]
DISTANCE from the proposed structure to the front,	[ ]
and side property lines (setbacks).	[ ]
EASEMENTS OR RIGHTS-OF-WAYS on the property.	[ ]
Other STRUCTURES on the property.	[ ✓ ]
STREETS adjacent to the property and street names.	[ ✓ ]
Existing and proposed DRIVEWAYS.	[ ✓ ]
Arrow indicating NORTH.	[ ]
Location of existing and/or PROPOSED PARKING and	[ ]
NUMBER OF SPACES.	[ ]

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THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE PLAN WILL RESULT IN A DELAY OF OBTAINING THE DEVELOPMENT CLEARANCE.



ACCEPTED  
 ANY CHANGE OR CORRECTIONS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT BEFORE THE APPLICANT  
 ASSUMES RESPONSIBILITY TO PROPERTY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO  
 LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING  
 STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE  
 MUST BE APPROVED, IN WRITING BY THE PLANNING DIVISION.

SIGNATURE: C. Scott Hodges

DATE: 9/3/92