

DATE SUBMITTED 8/27/93

BUILDING PERMIT NO. 46197
FEE \$ 500

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 304 PINE ST.
SUBDIVISION 2945-243-00-124
FILING BLK LOT
TAX SCHEDULE NO. _____
OWNER lorie & Mike Frick
ADDRESS 304 Pine St.
TELEPHONE 242-7363

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 488
SQ. FT. OF EXISTING BLDG(S) 1800
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
Addition onto Existing House

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8
SETBACKS: Front 20 from property line or 8 from center of ROW, whichever is greater
Side 5 from property line
Rear 15 from property line
Maximum Height 32
Maximum coverage of lot by structures ✓

DESIGNATED FLOODPLAIN: YES _____ NO ✓
GEOLOGIC HAZARD: YES _____ NO ✓
CENSUS TRACT 13 TRAFFIC ZONE 80
PARKING REQ'MT N/A
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature]
Date Approved 8/27/93

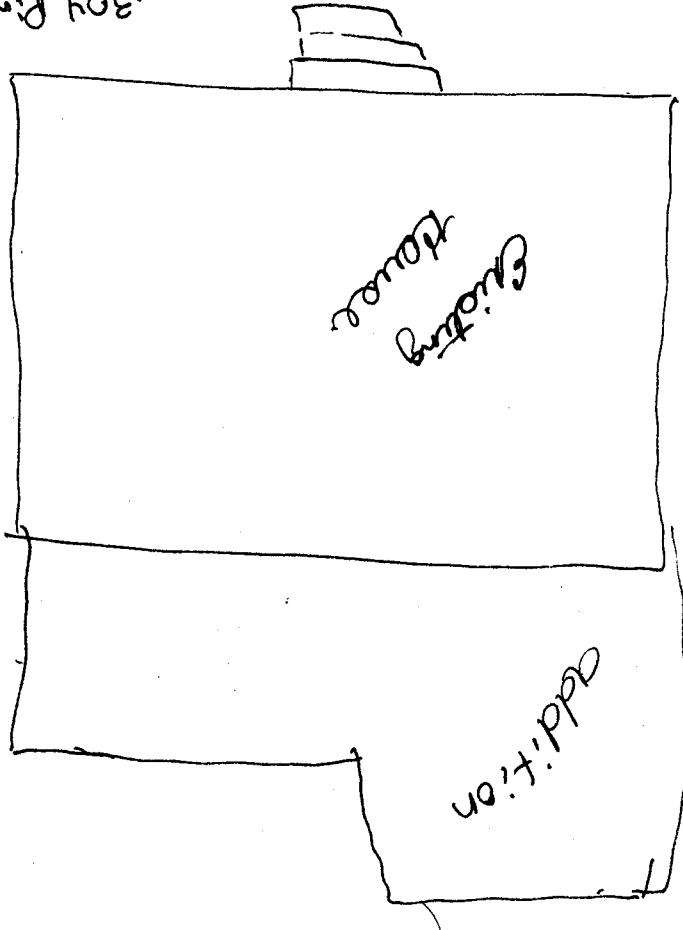
Applicant Signature Lorie Frick
Date 8-27-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

ACCEPTED 8/22/93 *[Signature]*
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.

304 Pine



120'

120'

50'