

DATE SUBMITTED 10-4-93

BUILDING PERMIT NO. 46491

FEE \$ 5.00

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

BLDG ADDRESS 309 Pine St.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 126<sup>2</sup>

SUBDIVISION ~~2945-243-00~~

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-243-00-113

NO. OF FAMILY UNITS 1

OWNER MARCOS ONELLANA

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 309 PINE ST

DESCRIPTION OF WORK AND INTENDED USE:  
SHED

TELEPHONE 242-4081

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front \_\_\_\_\_ from property line or from center of ROW, whichever is greater

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

Side 3' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 3' from property line

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

Maximum Height 32'

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

Maximum coverage of lot by structures \_\_\_\_\_

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 *Marcus Pety*

Applicant Signature *[Signature]*

Date Approved 10-4-93

Date 10/2/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

FINE ST 309

