

DATE SUBMITTED 7-27-93

BUILDING PERMIT NO. 46541  
FEE \$ 500

### PLANNING CLEARANCE

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

*2708 B<sup>3</sup>/4<sup>RD</sup>*

BLDG ADDRESS 276 PINION  
SUBDIVISION Cypher's Sub  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576  
SQ. FT. OF EXISTING BLDG(S) 800

TAX SCHEDULE NO. 2945-252-09-003

NO. OF FAMILY UNITS 1

OWNER Shawn L Marsh

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 276 Pinon

TELEPHONE 245 1094(H) 303 3511 (w)

DESCRIPTION OF WORK AND INTENDED USE:  
Shop

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

ZONE RSF8

*DESIGNATED*  
DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

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

*Accessory* Side 3' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 3' from property line

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

Maximum Height \_\_\_\_\_

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 Kathy Porter

Applicant Signature \_\_\_\_\_

Date Approved 7-27-93

Date \_\_\_\_\_

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

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

