

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51697

Single Family

PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 277 PINON ST.

TAX SCHEDULE NO. 2945-252-08-008

SUBDIVISION Cypher's Sub

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336

FILING BLK 2 LOT 8

SQ. FT. OF EXISTING BLDG(S) 58x22

(1) OWNER ROBERT R. STARKEY

NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 277 PINON ST

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-6498

(2) APPLICANT SAME

USE OF ALL EXISTING BLDGS HOME

(2) ADDRESS SAME

DESCRIPTION OF WORK & INTENDED USE: BUILD

(2) TELEPHONE SAME

ADDITION FOR STORAGE TO HOUSE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8

Landscaping / Screening Required: YES NO

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt
 from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Special Conditions:

Maximum Height

Maximum coverage of lot by structures

CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Robert R. Starkey

Date 4-3-95

Department Approval Ronnie Edwards

Date 4-3-95

Additional water and/or sewer tap fee(s) are required: YES NO ✓ WIO No. 4003-0780-05-6

Utility Accounting Richard

Date 4-3-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Backyd

21' 12"

1/8 3/4

edge to Prop line
53±

New Storage
addition

12'

28'

22' 4"

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROBABLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Lennie Elumudo 4/3/95

front

32' 8"

11'

Pinon

