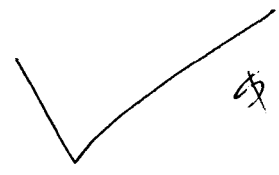


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 54049

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 316 Pine St. TAX SCHEDULE NO. 2945-243-11-011
 SUBDIVISION Williams SQ. FT. OF PROPOSED BLDG(S)/ADDITION 25X23
 FILING — BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Francis Williams NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 314 Pine St
 (1) TELEPHONE 242-3058 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS Storage / tool shed
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ remodel / expansion

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Accessory

ZONE RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' (Decks) from PL Rear 3' from PL
 Maximum Height 32'
 CENS.T. 13 T.ZONE 80 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature Francis Williams Date Nov-6-95
 Department Approval Ronnie Edwards Date 11-6-95

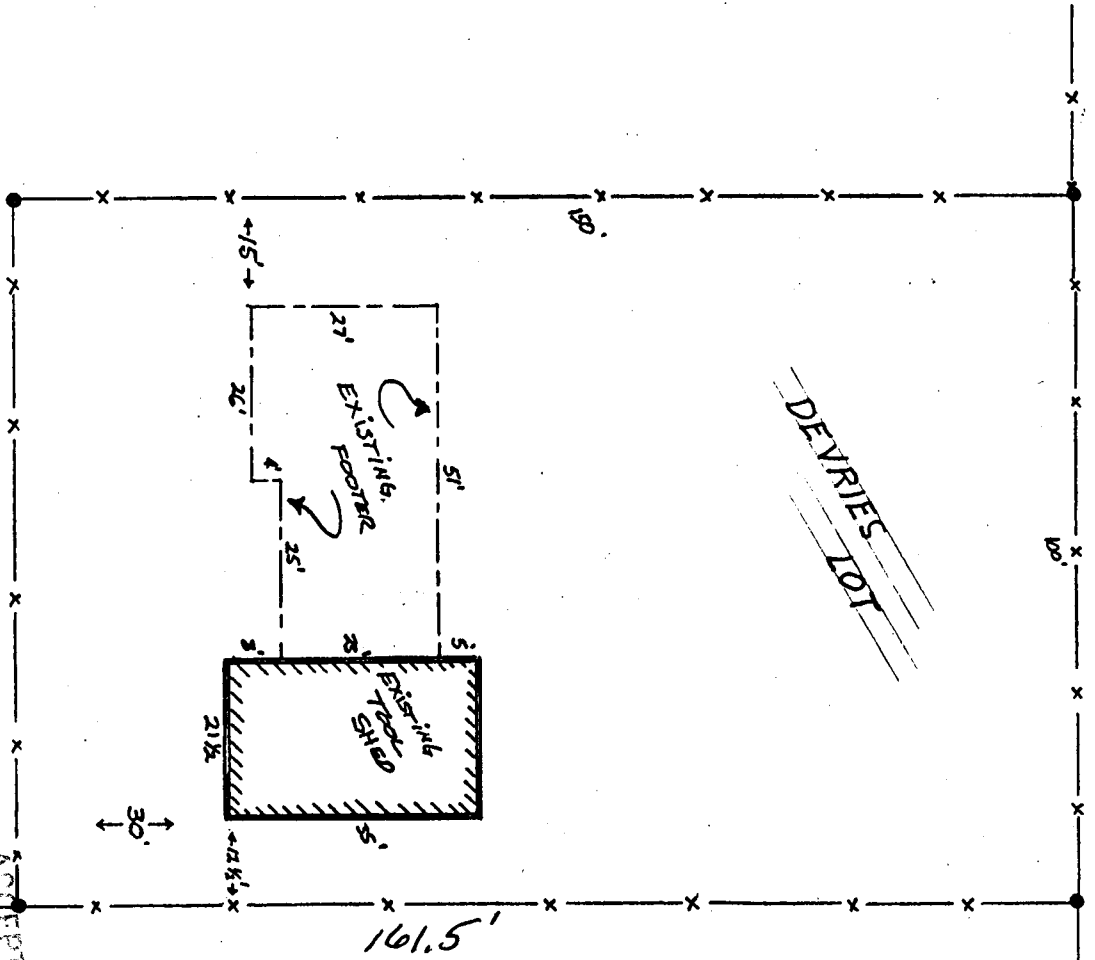
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - not on sewer storage only

Utility Accounting Millie Fowler Date 11-6-95

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

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

316
PINE STREET



FRANCIS DEVRIES STREET
316 PINE STREET - RESIDENCE

"DEVRIES
EXISTING SITE
PLAN"

Bruce 11/6/95

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