

FEE \$ 10<sup>00</sup>  
 TCP \$ \_\_\_\_\_

BLDG PERMIT NO. 53157

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

**4004-2855-01-1 THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 312 Pinon TAX SCHEDULE NO. 2945-243-30-002  
 SUBDIVISION Mesa Verde SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x24  
 FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) 16x80  
 (1) OWNER A.H. & Judy F. Erickson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 312 Pinon NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 242-4489 USE OF EXISTING BLDGS Home  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE 242-4489 GARAGE

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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 15' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL  
 (to same) \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 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 [Signature] Date Aug 17 - 1995  
 Department Approval Ronnie Edwards Date 8/17/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/E use

Utility Accounting Millie Fowler Date 8-17-95

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

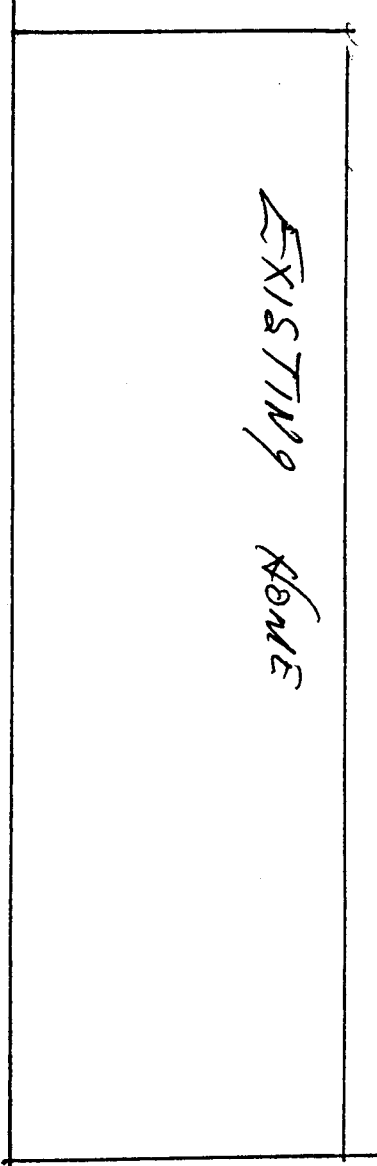
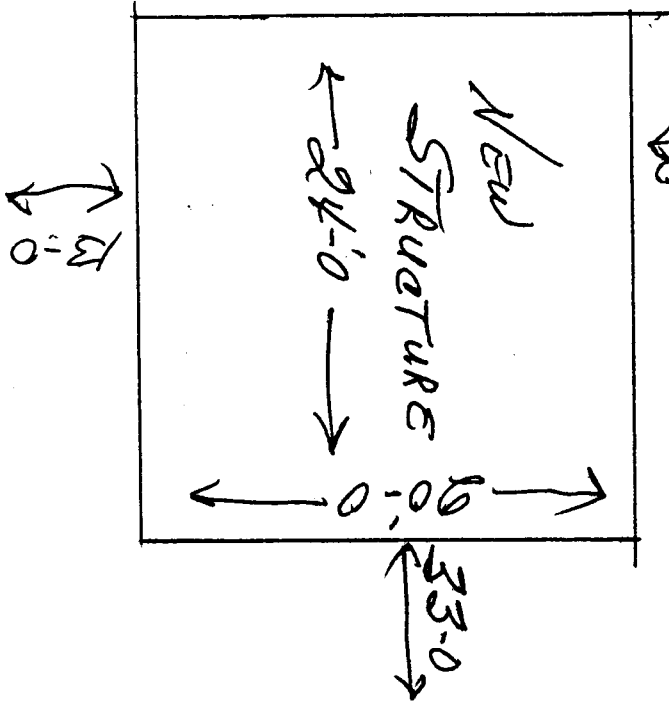
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

312 Pinon Front

ACCEPTED Ronnie 8/17/95  
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.

P. LINE

PROPERTY LINE



P. LINE