

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54152

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

LPC
JR

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 280 PINON ST TAX SCHEDULE NO. 2945-252-09-008
 SUBDIVISION CYPHERS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250
 FILING ^{REPLAT} BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER DONALD S. RICE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SANNE
 (1) TELEPHONE 243-4599 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: — THIS CONSTRUCTION
 (2) APPLICANT DONALD S. RICE USE OF EXISTING BLDGS —
 (2) ADDRESS See above² DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) TELEPHONE — Family residence

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

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front — from property line (PL) Parking Req'mt 2 spaces
 or 45ft from center of ROW, whichever is greater Special Conditions NONE
 Side 5 from PL Rear 15 from PL
 Maximum Height 32ft
 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).

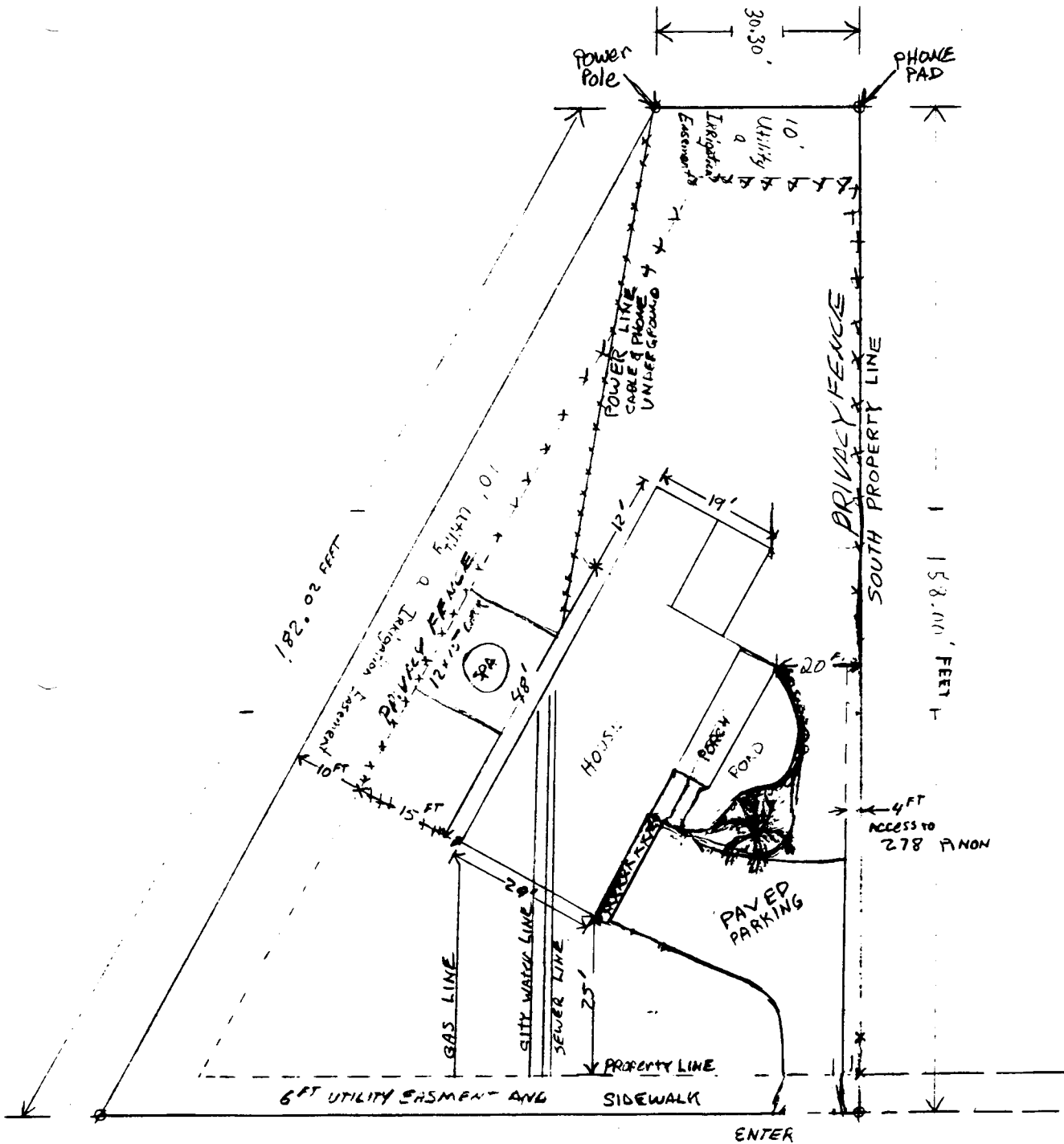
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Donald S. Rice Date 11-7-95
 Department Approval [Signature] Date 11-8-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. 5-W01709 pd 6-16-82
 Utility Accounting Millie Fowler Date 11-8-95
W-W01735 pd 6-28-82

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)



FRONT ON 280 PINON ST.
 DONALD RICE - 243-4599

ACCEPTED *WAD* 11-8-95
 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.