

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 52775

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

4004-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 30 1/2 Pinon St. TAX SCHEDULE NO. 2945-243-29002
SUBDIVISION Grieser Minor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT #2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Jeff Edmonds NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE (970) 434-2082 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Richard W. McClain USE OF EXISTING BLDGS N/A
(2) ADDRESS 535 25 1/2 Rd #200 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE (970) 245-6849 New Home + Shed S/F

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 R-SF-8 Maximum coverage of lot by structures 45%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions NEB004040
Maximum Height 32' Hud # - permanent foundation
CENS.T. 13 T.ZONE 80 ANN# req'd

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 Richard W. McClain Date 7-13-95

Department Approval Ronnie Edwards Date 7-13-95

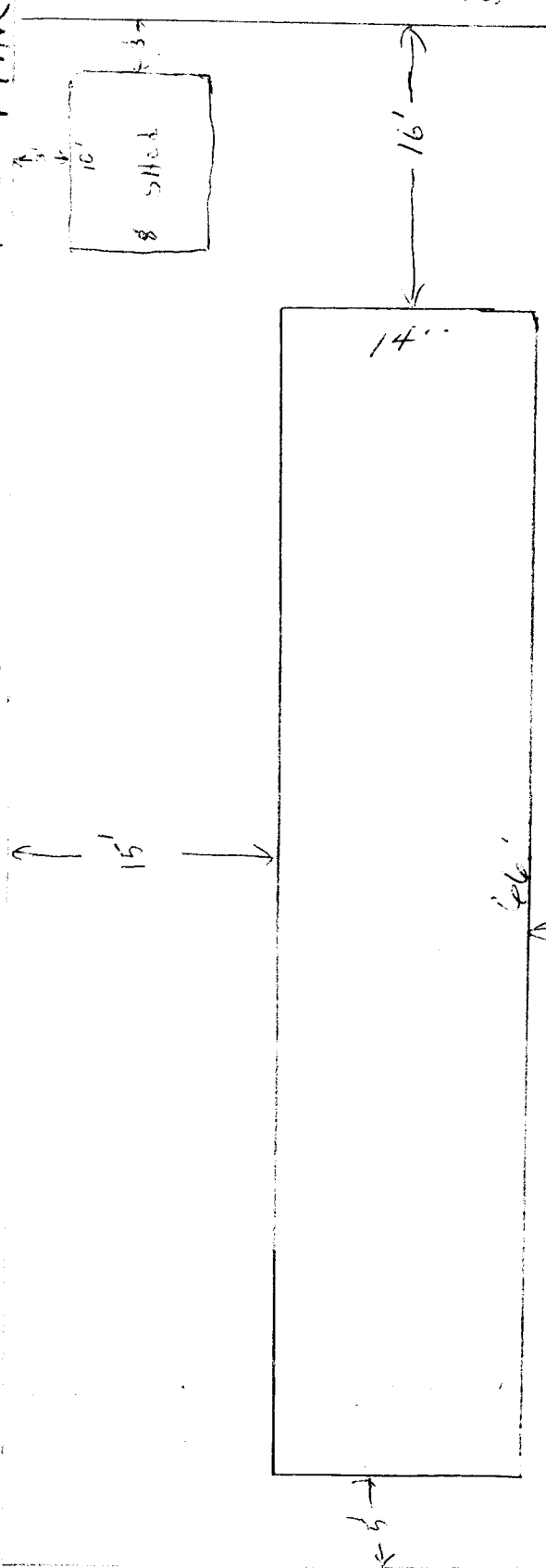
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. N/A - Plumbing module

Utility Accounting Millie Fowler Date 7-13-95
sewer - #8460 water 8461

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)

Site Plan



51.08'

N

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ACCEPTED
 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.

Ronnie 7/13/95

PINON ST.

87'

302 1/2'

Jim Authentication

W