

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 55860

1003-0775-01-5

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 280 ^{Pinon} PIMON ST. TAX SCHEDULE NO. 2945-252-09-008
 SUBDIVISION Cyphers SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336
 FILING 4 BLK 3 LOT 65 SQ. FT. OF EXISTING BLDG(S) 1380
 (1) OWNER DONALD S. RICE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME
 (1) TELEPHONE 243 4599 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS SINGLE GARAGE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ detached

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)
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL
to eave not wall
 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 Donald S. Rice Date 4-17-96
 Department Approval Pamie Edwards Date 4-17-96

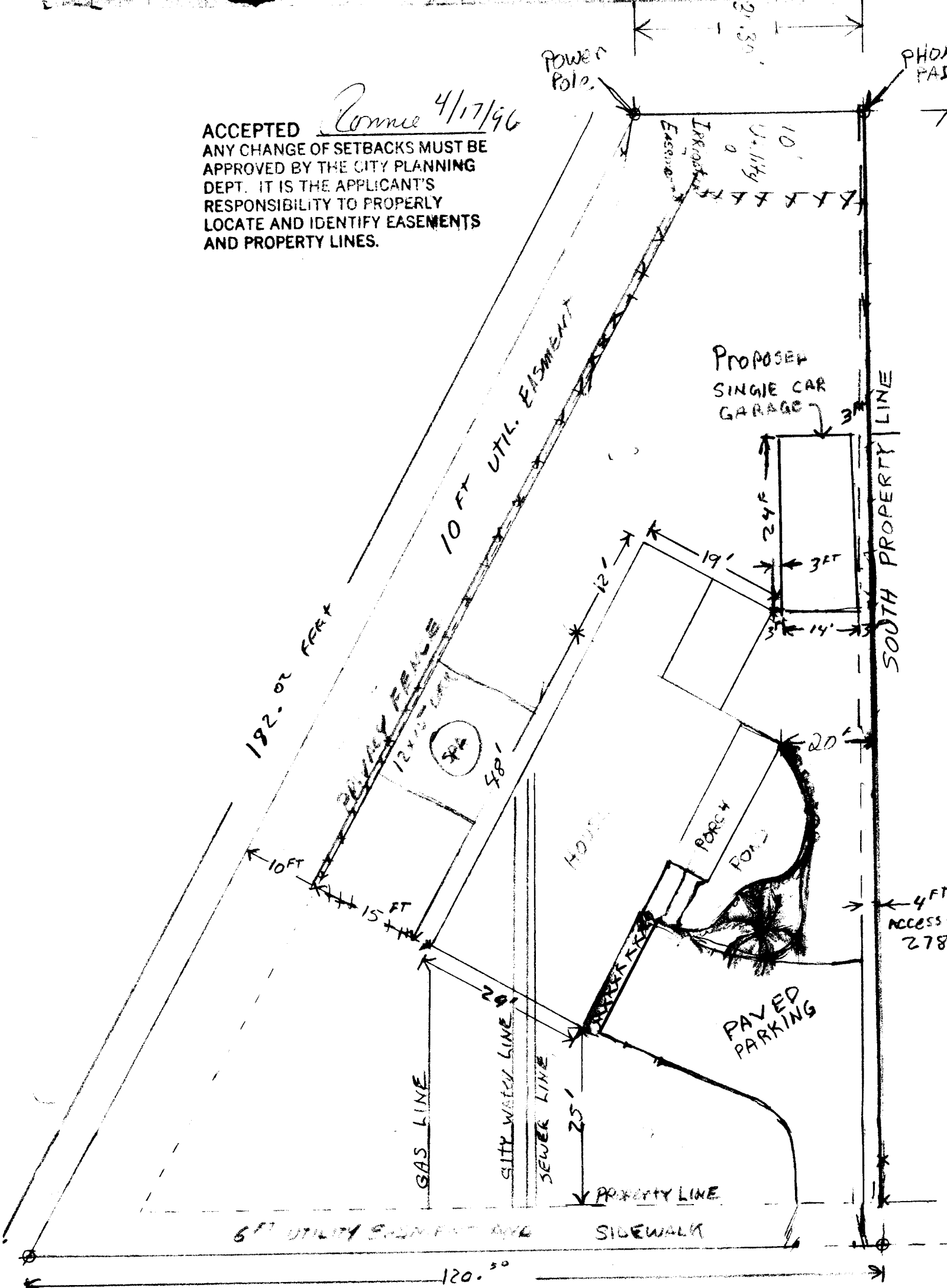
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Edwards Date 4-17-96

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)

ACCEPTED *Comme 4/17/96*
 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.



280 PINON STREET