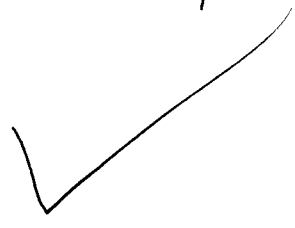


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 59229

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 EASTCHIFF TAX SCHEDULE NO. 2945-012-04-003
 SUBDIVISION O'NAM SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~400~~ 358
 FILING BLK 4 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1800 + -
 (1) OWNER CONARD E. & JACQUELINE PYLE NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242 2422 USE OF EXISTING BLDGS None
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ extend shop to greenhouse

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-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 16

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).

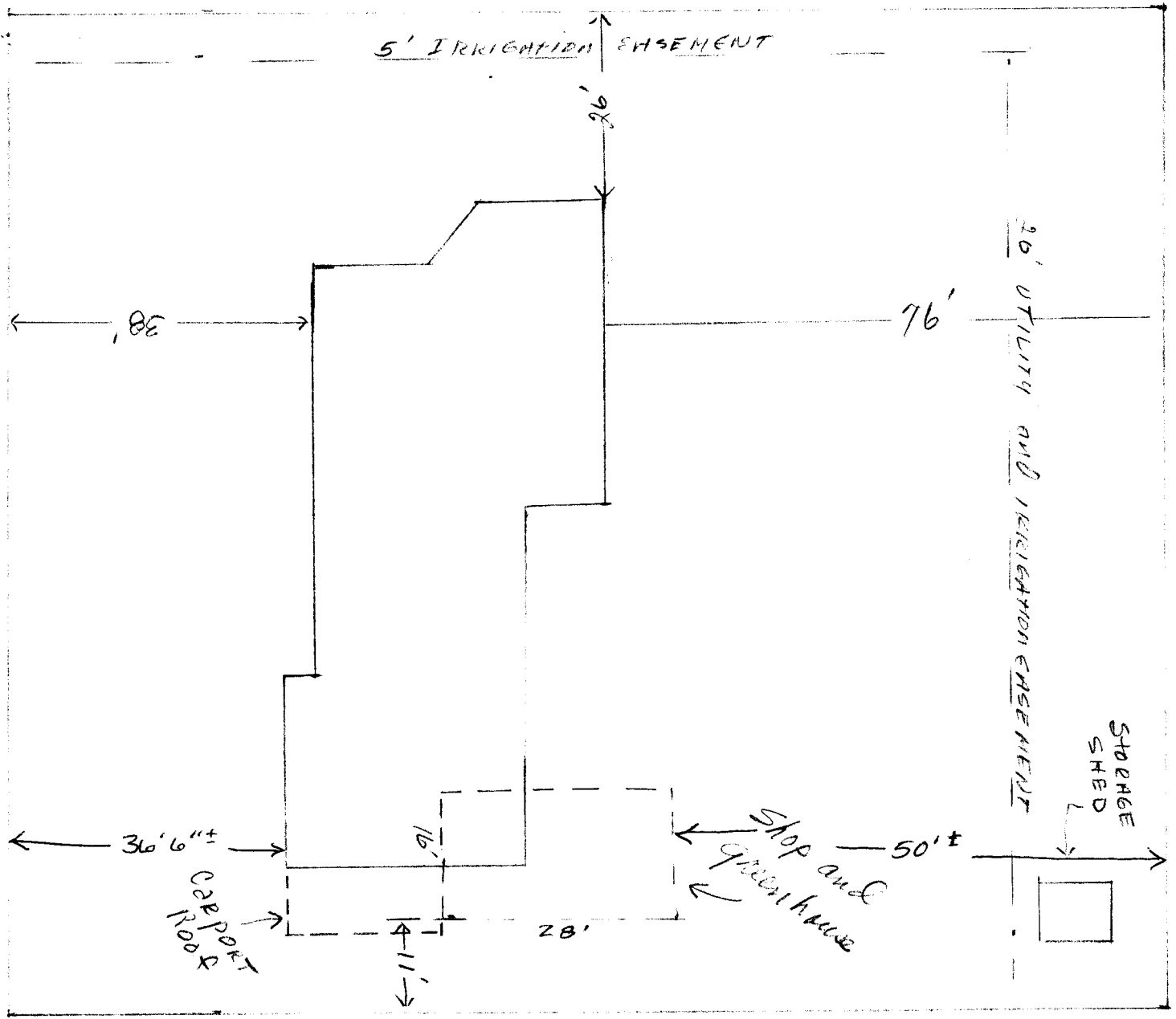
Applicant Signature Jacqueline Pyle Date 2-11-97
 Department Approval Antonia Costello Date 2/21/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. ~~3007-2000-01-7~~
3021-6410-01-1
 Utility Accounting Richardson Date _____

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)

1285



ACCEPTED SLC 2/21/98 150'

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

