

FEE \$	10.-
TCP \$	500.-
SIF \$	



BLDG PERMIT NO. 102615

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

243-11-011

BLDG ADDRESS 316 Pine St TAX SCHEDULE NO. 2945-~~252~~

SUBDIVISION Williams SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 1200*

(1) OWNER DelVries NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 314 Pine St NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 242 3058 USE OF EXISTING BLDGS shop for personal use

(2) APPLICANT Darne DESCRIPTION OF WORK AND INTENDED USE:
SFR

(2) ADDRESS _____
 (2) TELEPHONE 242 3058

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS 13 TRAFFIC 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 Oct 22 97

Department Approval [Signature] Date 10-24-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10654

Utility Accounting [Signature] Date 10/24/97

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)

PROPERTY PIN

PROPERTY PIN

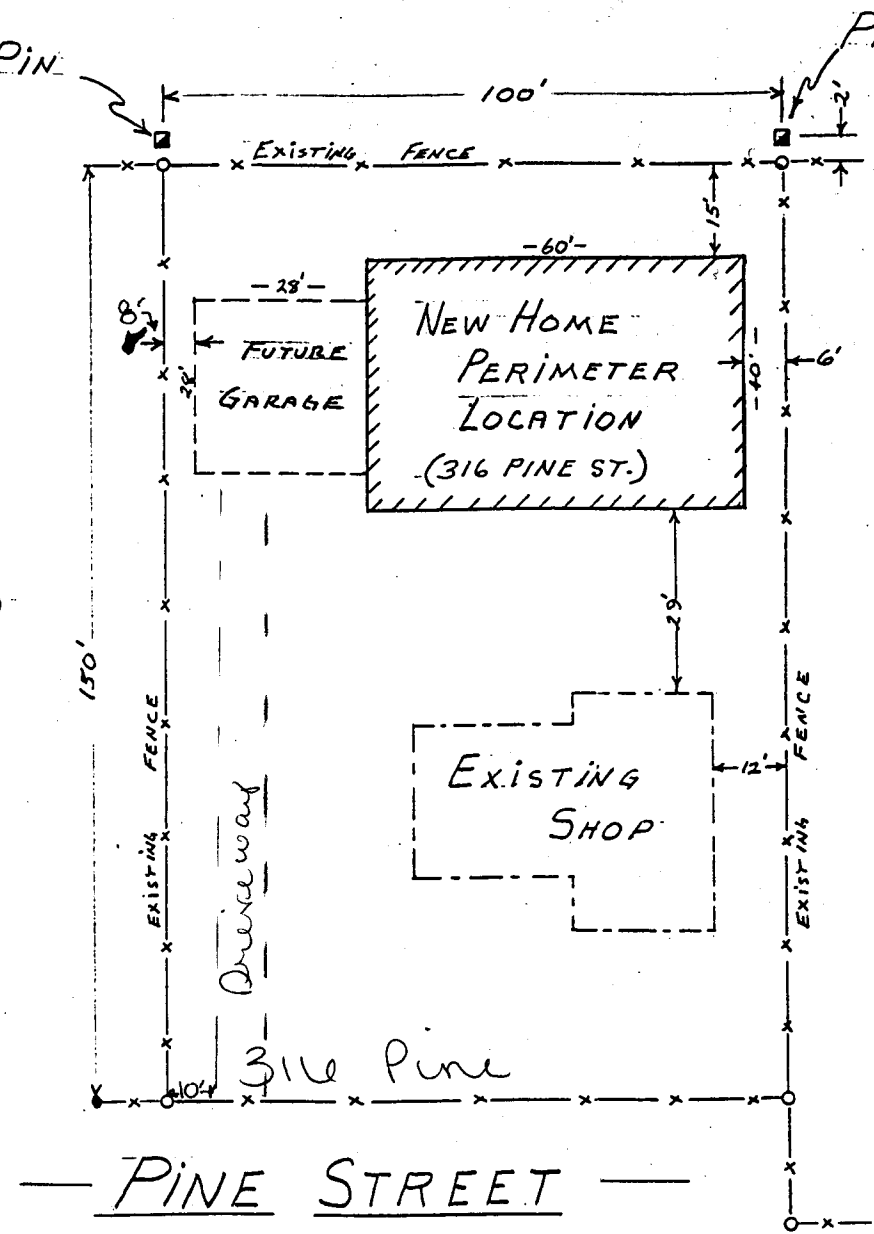
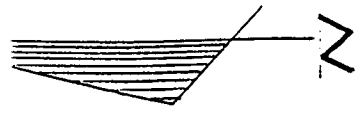
DEVRIES
GRD. JCT, CO.

318 PINE
(RESIDENCE)

314 PINE
(RESIDENCE)

ACCEPTED SLC 10.24.97
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.

SCALE 1" = 20'



DRIVEWAY LOCATION
O.K.
- W. [Signature]
10/22/97

PINE STREET

316 Pine

150'

100'

EXISTING FENCE

EXISTING FENCE

EXISTING FENCE

EXISTING FENCE

Driveway

EXISTING SHOP

FUTURE GARAGE

NEW HOME PERIMETER LOCATION
(316 PINE ST.)