

FEE \$	10
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 102817

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

19618-12564

BLDG ADDRESS 316 Pine St. TAX SCHEDULE NO. 1945 243-11-011

SUBDIVISION Williams SQ. FT. OF PROPOSED BLDG(S)/ADDITION 784

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

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

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

(1) TELEPHONE 242-3058 USE OF EXISTING BLDGS shop/home

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE 242-3058 SFR Garage

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 RSF-8 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 18 TRAFFIC 80 ANNEX# _____

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 Francis Dakrins Date Nov 6 97

Department Approval Antonia Castello Date 11-6-97

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

Utility Accounting Ed Hendricks Date 11-6-97

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)

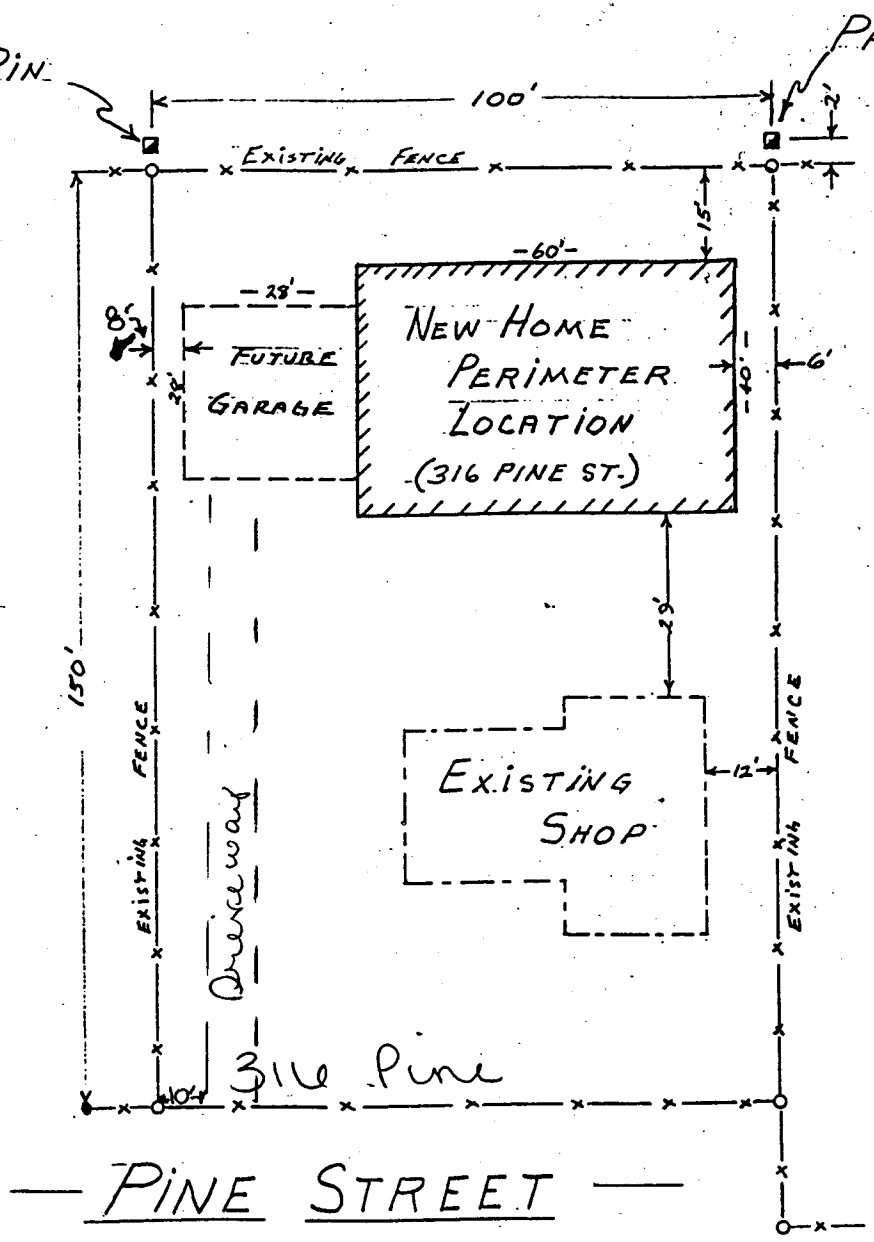
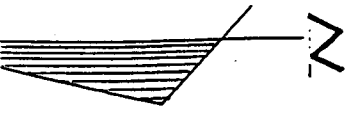
PROPERTY PIN

PROPERTY PIN

DEVRIES
GRD. JCT, CO.

318 PINE
(RESIDENCE)

314 PINE
(RESIDENCE)



ACCEPTED S/C 11.6.97
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