

FEE \$	10 <sup>-</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 02001

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

BLDG ADDRESS 1351 Pinyon Ave TAX SCHEDULE NO. 2945-122-04-008  
 SUBDIVISION TREICHLER ADD. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480  
 FILING \_\_\_\_\_ BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1310  
 (1) OWNER Michael + Trudy Clark NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1351 Pinyon Ave  
 (1) TELEPHONE (970) 243-0658 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS Home + GARAGE  
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE SAME ~~FRM~~ Family Room Addition

**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't 2  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32'  
 CENSUS 60 TRAFFIC 28 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 Michael Clark Date 10/20/97  
 Department Approval Ante Castella Date 10-24-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. no charge  
 Utility Accounting Dottie Hobbs Date 10/24/97

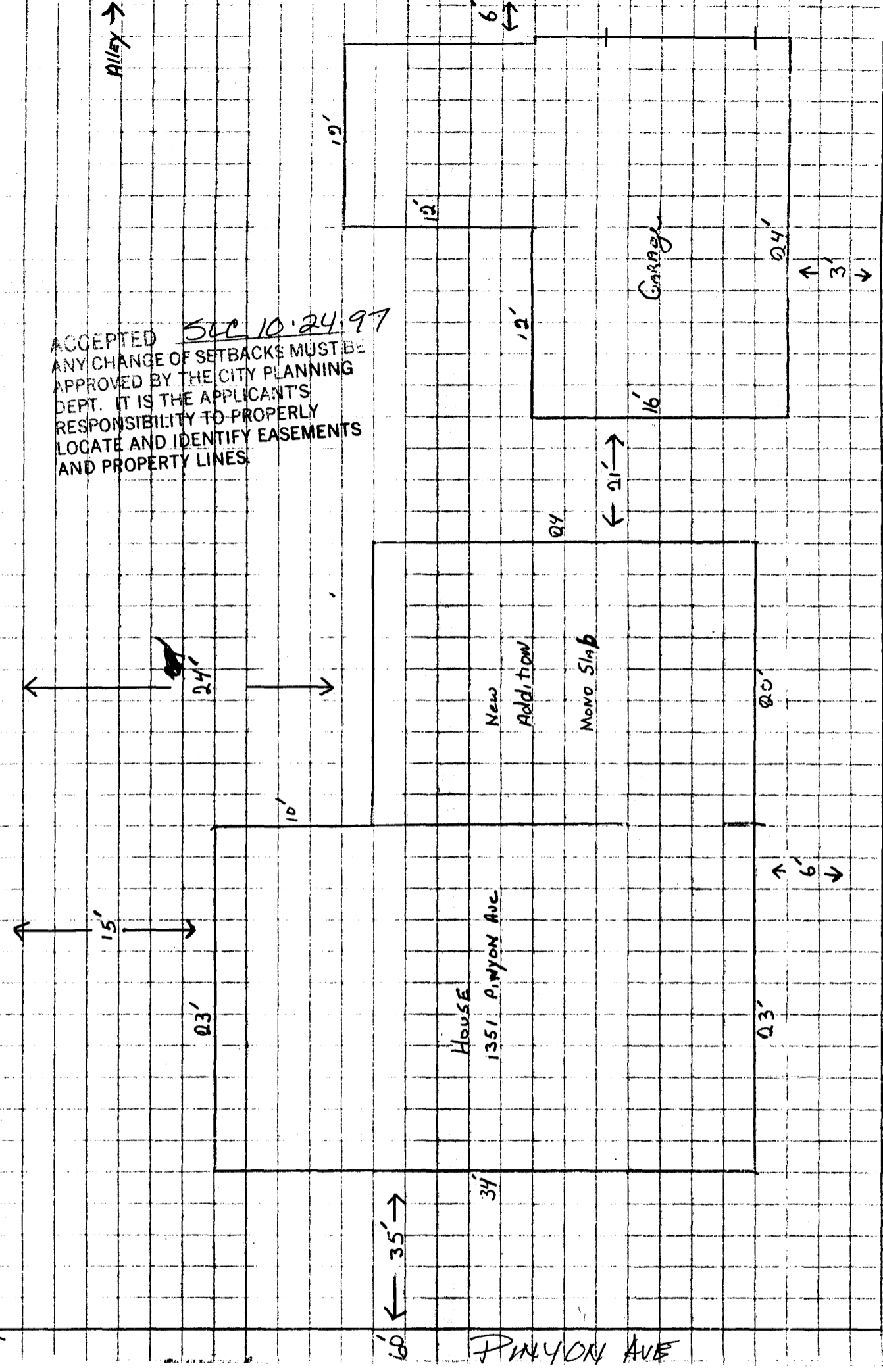
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CITY

ALLEY →

ACCEPTED 500 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.



House  
1351 PINYON AVE

New  
Addition  
Mono Slab

Garage

Property Line

PINYON AVE