

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 20178

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 310 PINE STREET TAX SCHEDULE NO. 2945-243-00-124
 SUBDIVISION SEAMAN MINOR SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2004
 FILING BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER RITA SEAMAN NO. OF DWELLING UNITS
6510 So. McKEMY BEFORE: NONE AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS TRMPR, AZ 85283
 (1) TELEPHONE (602) 820-3014 NO. OF BLDGS ON PARCEL
 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT TONY R MARTINEZ USE OF EXISTING BLDGS NONE
 (2) ADDRESS 2932 EL TORRO DESCRIPTION OF WORK AND INTENDED USE: TO
CRD. JCT. CO. 81503
 (2) TELEPHONE (970) 243-2425 BUILD RESIDENTIAL HOME

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 NONE
 Maximum Height 32 feet SEE File MS-1999-060
 CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

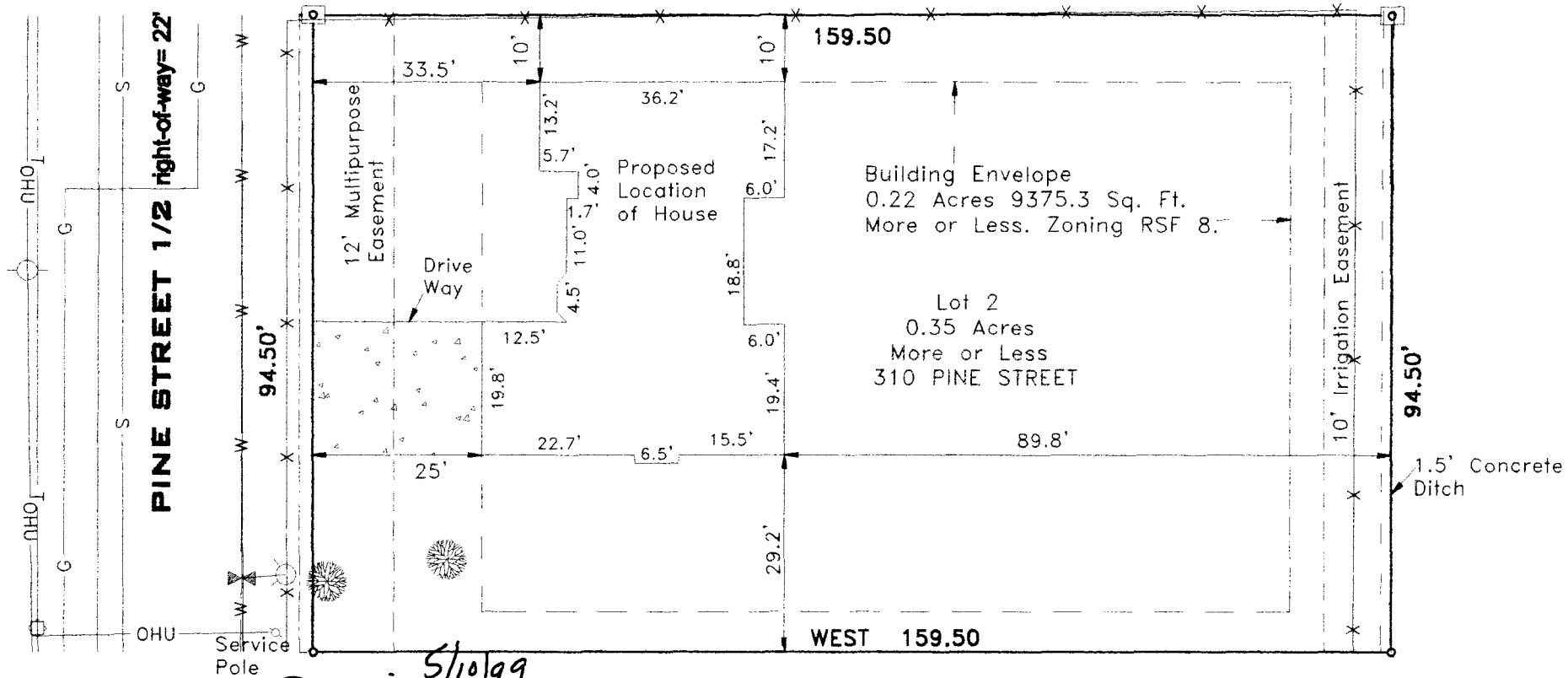
Applicant Signature Tony R. Martinez Date 5-10-99
 Department Approval Ronnie Edwards Date 5-10-99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 12188
 Utility Accounting Dolci Overholt Date 5/10/99

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)

PROPOSED HOUSE LOCATION ON LOT 2 OF SEAMAN MINOR SUBDIVISION



NOT TO SCALE

Romie 5/10/99

ACCEPTED
 FOR THE RECORD
 BY THE BOARD OF SUPERVISORS
 AND COUNTY CLERK
 MAY 10 1999

*Romie K
 Paul Brown
 E 10-99*