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71409
BLDG PERMIT NO. ~~59020~~

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EP

19637-12578

BLDG ADDRESS	<u>315 PINE ST.</u>	TAX SCHEDULE NO.	<u>2945-243-00-107</u>
SUBDIVISION	—	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>ADDITION 529 GARAGE 945</u>
FILING BLK	—	LOT	—
		SQ. FT. OF EXISTING BLDG(S)	<u>1092</u>
(1) OWNER	<u>DAVID VAN DEMAN</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>315 PINE ST. GT, CO</u>	BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241-5409</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>DAVID VAN DEMAN</u>	BEFORE:	<u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) ADDRESS	<u>315 PINE ST. GT, CO</u>	USE OF EXISTING BLDGS	<u>SINGLE FAMILY</u>
(2) TELEPHONE	<u>241-5409</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>GARAGE</u>
			<u>ADDITION WILL EXTEND EXISTING BEDROOM AND ADD 3/4 BATH</u>

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	<u>RSF-8</u>	Maximum coverage of lot by structures	—
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	—
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	—
Side	<u>5'</u> from PL		
Rear	<u>15'</u> Principal structure		
Maximum Height	<u>accessory 3' to side & rear.</u>	CENSUS	<u>13</u>
	<u>(to eave)</u>	TRAFFIC	<u>80</u>
		ANNX#	—

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).

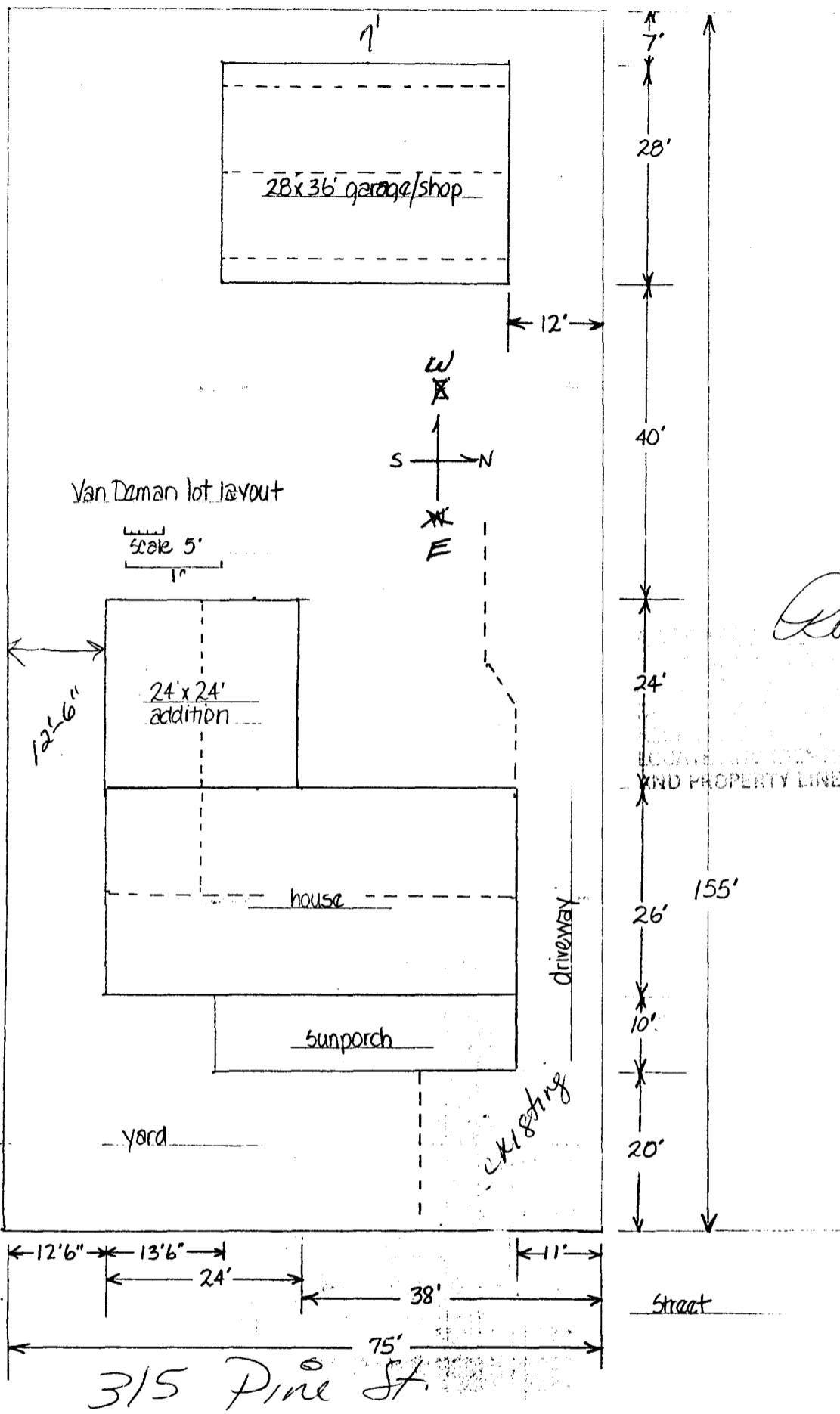
Applicant Signature	<u>David Van Deman</u>	Date	<u>6-25-99</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>6-25-99</u>

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

Utility Accounting	<u>Judy Shepe</u>	Date	<u>6/25/99</u>
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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)



Van Deman lot layout

Scale 5' = 1"

Ronnie 6/25/99

LOCATIONS AND PROPERTY LINES AND PROPERTY LINES.

315 Pine St.