

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

Open Space #225⁰⁰
Fee

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78242



Your Bridge to a Better Community

BLDG ADDRESS 301 PINE ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1161

TAX SCHEDULE NO. 2945-243-37-001 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION ~~PINE~~ PINE STREET TOTAL SQ. FT. OF EXISTING & PROPOSED 1161

FILING _____ BLK _____ LOT 1

(1) OWNER MICHAEL D. Roberts

(1) ADDRESS 411 Comstock DR

(1) TELEPHONE 257-1500

(2) APPLICANT Sams

(2) ADDRESS Sams

(2) TELEPHONE Sams

NO. OF DWELLING UNITS:
Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction

USE OF EXISTING BUILDINGS SFD

DESCRIPTION OF WORK & INTENDED USE water/sewer taps
PATD

TYPE OF HOME PROPOSED:
 Site Built
 Manufactured Home (UE)
 Manufactured Home (HUD)
 Other (please specify) TB

NOV 2 8 2000

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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
or - from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 10' from PL

Parking Req't 2

Maximum Height 35'

Special Conditions _____

CENSUS 13 TRAFFIC 80 ANN# _____

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 [Signature] Date 10/20/00

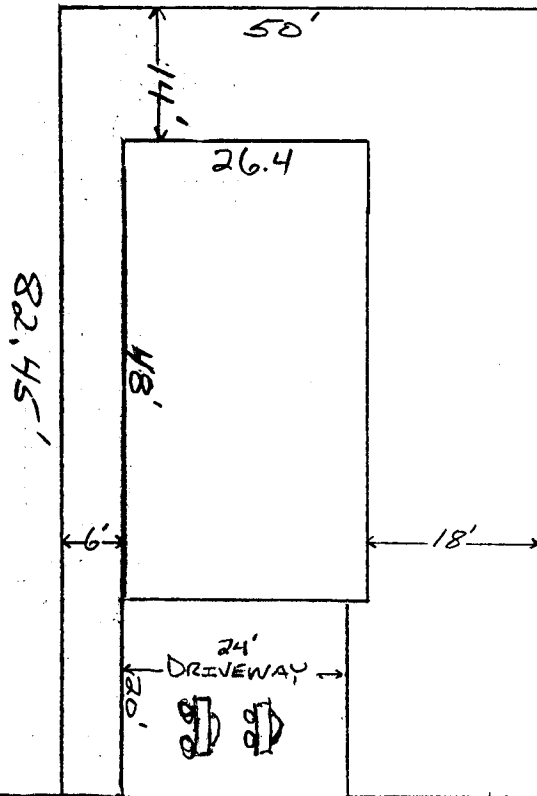
Department Approval [Signature] Date 11-6-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13521</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/6/00</u>		

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)

301 PINE ST. LOT 2



PINE ST.

DRIVE OK
EH
11/3/00

ACCEPTED PRG 11-6-00
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.