

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 74951



Your Bridge to a Better Community

BLDG ADDRESS 294 1/2 PINE ST SQ. FT. OF PROPOSED BLDGS/ADDITION 560
 TAX SCHEDULE NO. 2945-252-01-010 SQ. FT. OF EXISTING BLDGS 1,300 APPROX
 SUBDIVISION FERGUSON TOTAL SQ. FT. OF EXISTING & PROPOSED 1,860
 FILING _____ BLK _____ LOT 3
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER DAVID WOLFF
 (1) ADDRESS 294 1/2 PINE ST
 (1) TELEPHONE 242-4658
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS none
 DESCRIPTION OF WORK & INTENDED USE GARAGE-STORAGE
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 1/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5 1/3' from PL, Rear 10 1/5' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions garage use only
 CENSUS 13 TRAFFIC 80 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 [Signature] Date 24 APR 2000
 Department Approval [Signature] Date 4-25-00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>4/26/00</u>

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

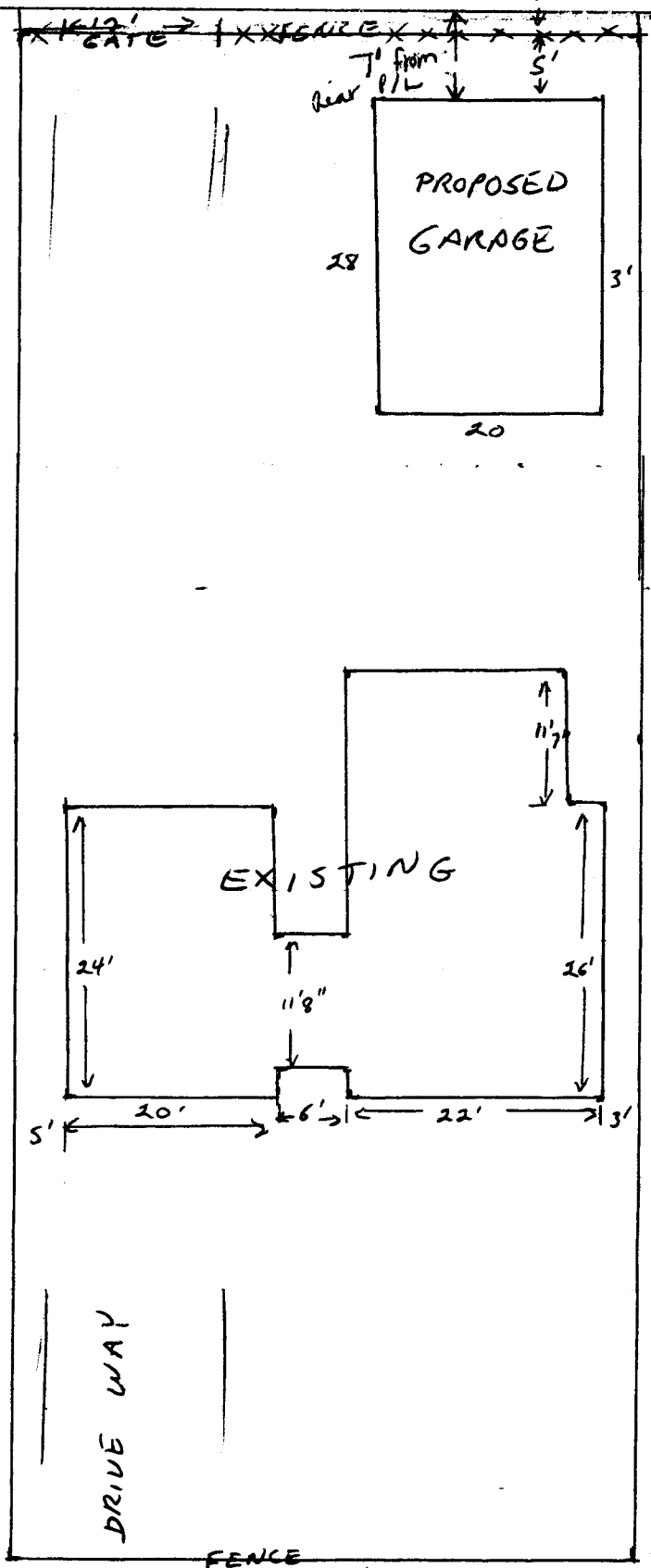
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

← 12' → Alley

IRRIGATION DITCH
BRIDGE

PROPERTY LINE

N
W ↗ S
W



DRIVE OK
Erdahl
4/25/00

ACCEPTED 4-25-00
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.

(294 1/2 PINE STREET)