

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | |

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

| | |
|-----------------|-----------------|
| BLDG PERMIT NO. | 75183 +75184 |
|-----------------|-----------------|



Your Bridge to a Better Community

| | | | |
|------------------|--|--|--|
| BLDG ADDRESS | <u>284 PINON</u> | SQ. FT. OF PROPOSED BLDGS/ADDITION | <u>2880</u> |
| TAX SCHEDULE NO. | <u>2945-252-05-001</u> <u>22345</u> | SQ. FT. OF EXISTING BLDGS | <u>0</u> |
| SUBDIVISION | <u>DIXSON SUB</u> | TOTAL SQ. FT. OF EXISTING & PROPOSED | <u>2880</u> |
| FILING | <u>1</u> BLK <u>1</u> LOT <u>2</u> | NO. OF DWELLING UNITS: | |
| (1) OWNER | <u>KEVIN + KRIS HOLDERNESS</u> | Before: | <u>0</u> After: <u>1</u> this Construction |
| (1) ADDRESS | <u>416 GLENDALE WAY</u> | NO. OF BUILDINGS ON PARCEL | |
| (1) TELEPHONE | <u>(970) 434-8455</u> | Before: | <u>0</u> After: <u>2</u> this Construction |
| (2) APPLICANT | <u>KEVIN + KRIS HOLDERNESS</u> | USE OF EXISTING BUILDINGS | <u>N/A</u> |
| (2) ADDRESS | <u>416 GLENDALE WAY</u> | DESCRIPTION OF WORK & INTENDED USE | <u>HOME + GARAGE</u> <u>ADD</u> |
| (2) TELEPHONE | <u>(970) 434-8455</u> | TYPE OF HOME PROPOSED: | |
| | | <input checked="" type="checkbox"/> Site Built | <u>MAY 09 2000</u> |
| | | <input type="checkbox"/> Manufactured Home (HUD) | |
| | | <input type="checkbox"/> Other (please specify) | <u>TB</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>RMF-8</u> | Maximum coverage of lot by structures | _____ |
| SETBACKS: Front | <u>20'</u> Principal from property line (PL) | Permanent Foundation Required: | YES <input checked="" type="checkbox"/> NO _____ |
| or | _____ from center of ROW, whichever is greater | Parking Req'mt | _____ |
| Side | <u>5'</u> from PL, Rear <u>10'</u> from PL | Special Conditions | <u>Accessory 25'F 3'5 5'R</u> |
| Maximum Height | <u>35'</u> | CENSUS | <u>13</u> TRAFFIC <u>80</u> 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).

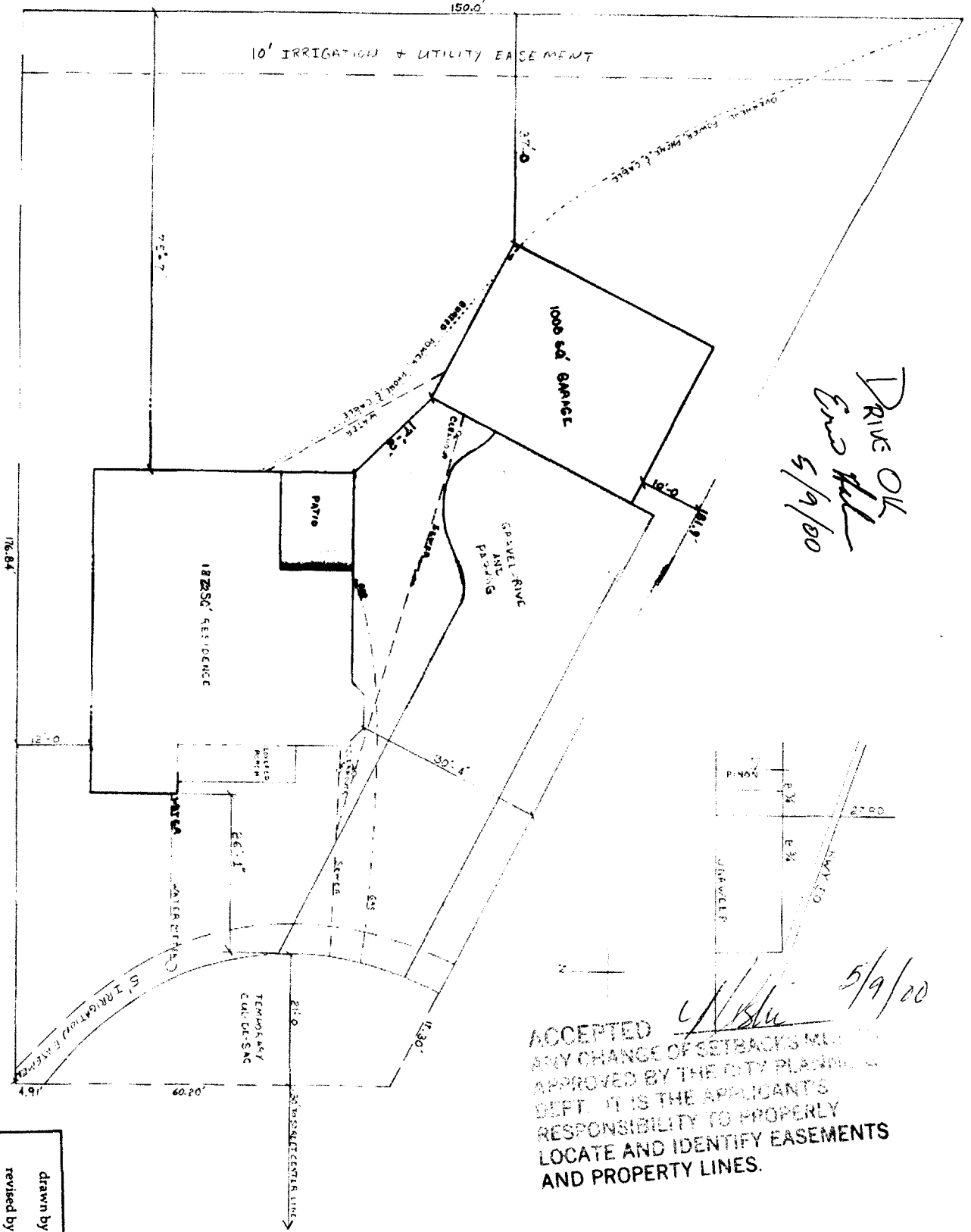
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

| | | | |
|---------------------|--------------------|------|-----------------|
| Applicant Signature | <u>[Signature]</u> | Date | <u>5/9/2000</u> |
| Department Approval | <u>[Signature]</u> | Date | <u>5/9/00</u> |

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>13086</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>5/9/00</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)



Drive OK
 End Hill
 5/9/20

5/9/20

ACCEPTED
 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.

Holderness Residence
 284 Pinon Street
 Grand Junction, CO 81503

drawn by Holderness
 revised by R. Hilgenfeld
 243-4048
 February 4, 2000
PLOT PLAN
 SCALE 3/32" = 1' PAGE 1 of 9