

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80821



BLDG ADDRESS 311 1/2 Pine St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1344

TAX SCHEDULE NO. 2946-243-40-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION BARRON Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1344

FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER YVONNE BARRON NO. OF BUILDINGS ON PARCEL
Before: 0 After: _____ this Construction

(1) ADDRESS 310 Pine St USE OF EXISTING BUILDINGS RESID NEW RESIDENCE

(1) TELEPHONE 970-254-8567 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT Shawn Newton TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2465 Hwy 6 E SO

(2) TELEPHONE 970-256-1604

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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 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 Shawn Newton Date 7-18-01

Department Approval Wishu Nagwa Date 7/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14149</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/25/01</u>

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

66.54

20' EASEMENT

Alshi Magara 7/25/01

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.

10' EASEMENT

53 FT

48' 1 1/2"

15 FT

5' 6"

28'

Home

163.18

163 FT

MUST BE 14 FT MINIMUM

83 FT

13.35 + 13.5

Water Line

14' EASEMENT

Property Line 74.24

Gravel Driveway

Electrical Pole

SEWER

PINE STREET

