

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

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

BLDG PERMIT NO. 86148



ae

BLDG ADDRESS 324 Pine St SQ. FT. OF PROPOSED BLDGS/ADDITION 624

TAX SCHEDULE NO. 2945-243-11-020 SQ. FT. OF EXISTING BLDGS 2070

SUBDIVISION Williams Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2694

FILING PER 4 LOT/S 4 & 5 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER CAYetano Ordoñez NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) ADDRESS 324 Pine St USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 256-9331 DESCRIPTION OF WORK & INTENDED USE Garage

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
____ Site Built _____ Manufactured Home (UBC)
____ Manufactured Home (SIP) SEP 2002
____ Other (please specify) Garage

(2) ADDRESS _____

(2) TELEPHONE _____

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 25' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

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 Cayetano Ordoñez Date 9/3/02

Department Approval Genito J. Costello Date 9/5/02

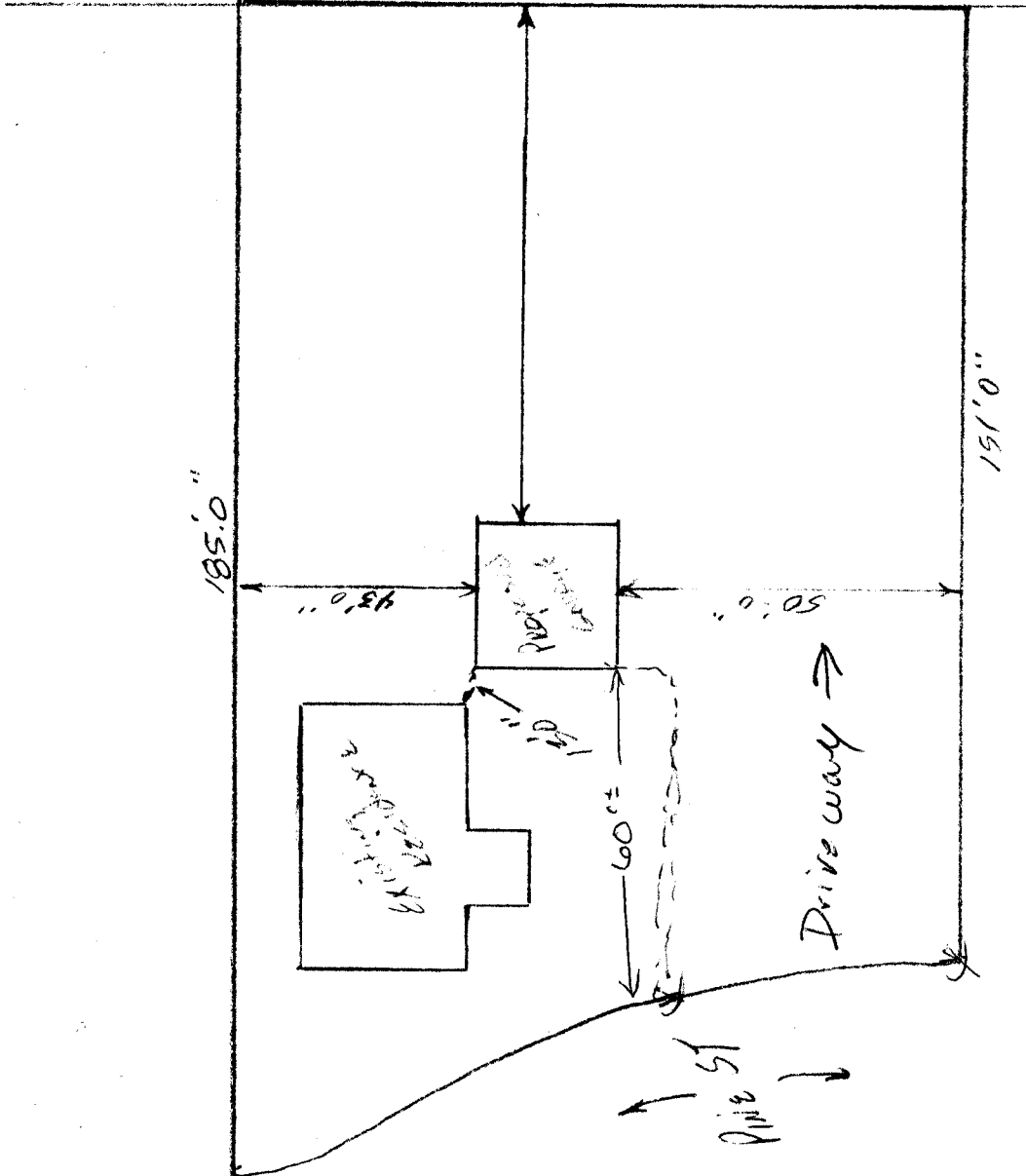
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>A. Beasley</u>	Date	<u>9/5/02</u>

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)



110



Not Max 1" = 30'

ACCEPTED SLC 9/5/08
 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" scale

Hand Section

7/1/99