

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

54307-31110
 BLDG ADDRESS 284 PINON ST SQ. FT. OF PROPOSED BLDGS/ADDITION 220 combined
 TAX SCHEDULE NO. 2945-252-05-001 SQ. FT. OF EXISTING BLDGS 2876
 SUBDIVISION DIXSON SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 3096
 FILING - BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER KEVIN + KRIS HOLDERNESS NO. OF BUILDINGS ON PARCEL
 Before: After: this Construction
 (1) ADDRESS 284 PINON ST USE OF EXISTING BUILDINGS HOME + DETACHED GARAGE
 (1) TELEPHONE H:263-7823 W:244-1673 DESCRIPTION OF WORK & INTENDED USE BUILD GARDEN SHED + GAZEBO
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 7090
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES N/A NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' 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 [Signature] Date JAN. 7 2002
 Department Approval C. Jany Jensen Date 1/7/02

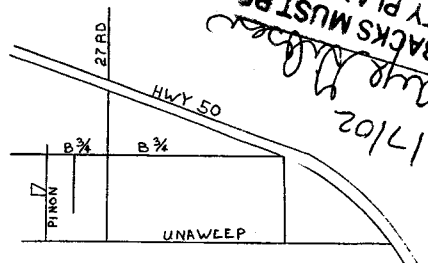
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Elsbury</u>	Date	<u>1/7/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

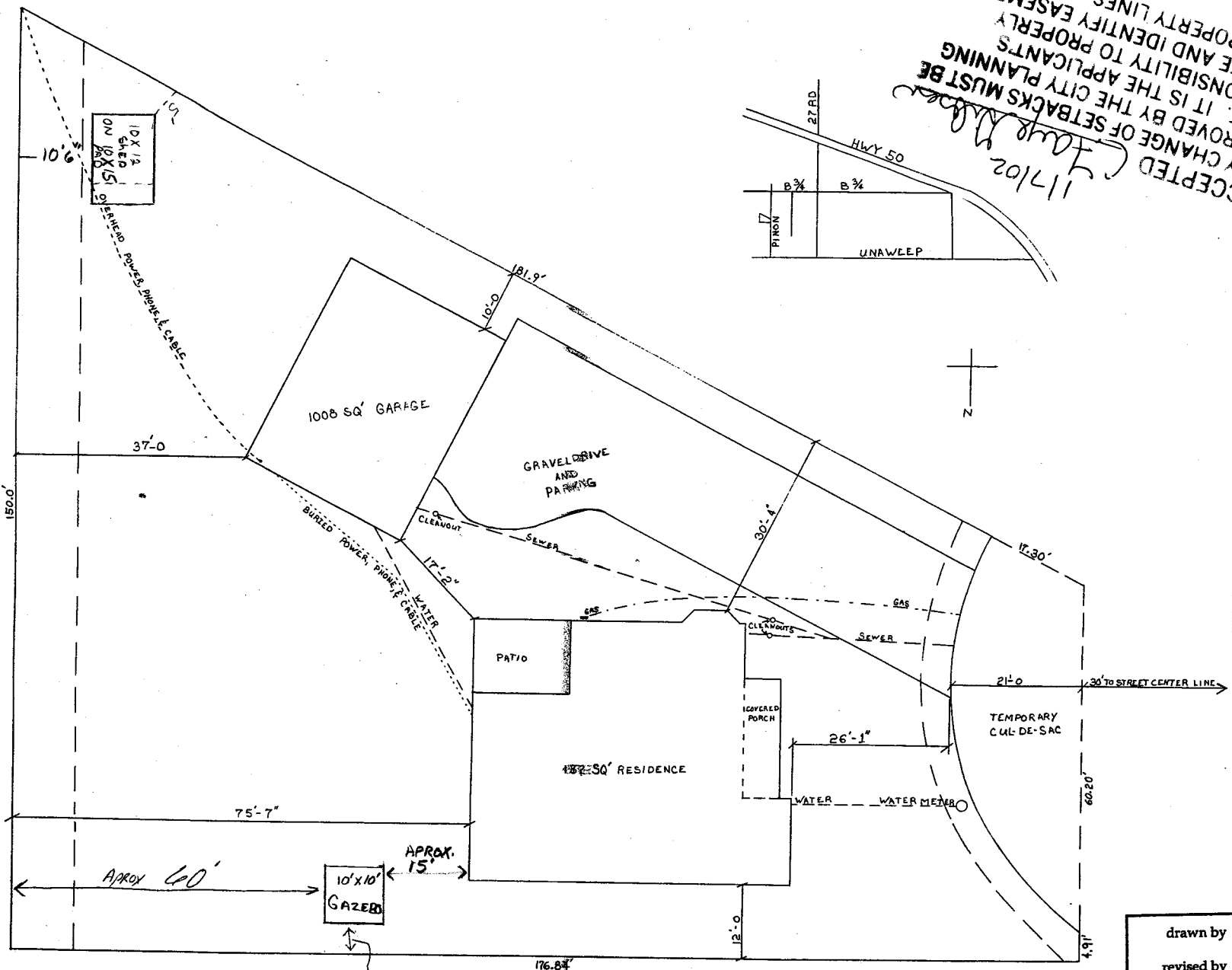
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

117102
 Claire Miller



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