

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84802



Your Bridge to a Better Community

62337-12608

BLDG ADDRESS 310 Pinon St SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-243-16-006 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

(1) OWNER Jeff Cook

(1) ADDRESS 310 Pinon St.

(1) TELEPHONE 257-1007

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS Residential

DESCRIPTION OF WORK & INTENDED USE 8' fence

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 BMF-8

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Jeff Cook

Date 5/30/02

Department Approval C. Fay Gibson

Date 5/30/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>fence only</u>
Utility Accounting <u>Patricia Kanover</u>	Date <u>5-30-02</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)

GIS Web Site - Grand Junction Colorado - Netscape

File Edit View Go Communicator Help

Back Forward Reload Home Search Netscape Print Security Shop Stop

Bookmarks Location: http://gis-web-fs.ci.grandjct.co.us/maps/GIS_web_site.htm What's Related

GIS Main Page

Maps

Parcels & Topos

Development Info

Utility Maps

Redlining

Clear Redline

Instructions

City Map

autodesk

- Contours 2
- Parcels
- Air Photos
 - 1997 Photos
 - 1994 Photos
- Annexations
- Highways
- City Council Districts
- Zip Codes
- Streets 2
- Grand Junction Drainage
- Electrical Utilities
 - Xcel Energy
 - Grand Valley Power
- Sewer Districts
 - Orchard Mesa
 - Fruitvale
 - Clifton 1
 - Clifton 2
 - Central Grand Valley
- Water Districts
 - Grand Junction
 - Clifton

Parcels : 2945-243-16-003-OLLIE M GRIFFITH -306 PINC | 1 : 455 235 x 177 (ft)

Geographic Information System

Start Call Loggi... C:Novel Co... Cardfile ... Novel G... Cardfile ... Properties GIS Web ... 4:57 PM

ACCEPTED BY
 CHAIRMAN
 ANY CHANGE OF SECTORS MUST BE
 APPROVED BY THE PLANNING
 BOARD AND IDENTIFY ASSESSMENTS
 AND PROPERTY LINES

S/30/02
 Ch. Jones

533
 3/160
 15
 10