

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

11362-7055

BLDG ADDRESS 1562 Pinon Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 400
TAX SCHEDULE NO. 2945-122-05-013 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Weaver TOTAL SQ. FT. OF ~~EXISTING~~ & PROPOSED _____
FILING _____ BLK 2 LOT 5 NO. OF DWELLING UNITS:
Before: _____ After: _____ this Construction
(1) OWNER Shirley M. Lindsay NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction
(1) ADDRESS 1562 Pinon Ave USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 970-241-3143 DESCRIPTION OF WORK & INTENDED USE sun block
(2) APPLICANT Same TYPE OF HOME PROPOSED:
(2) ADDRESS Same _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE Same _____ Manufactured Home (HUD)
_____ * Other (please specify) pergola

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 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 _____ 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).

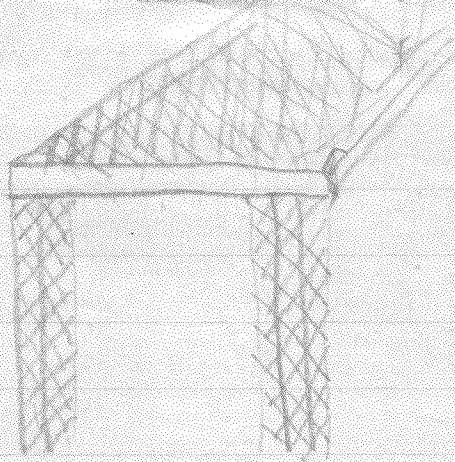
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Shirley M. Lindsay Date June 7, 2002
Department Approval Dayleann Henderson Date 6-7-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no</u>
Utility Accounting <u>Vanover</u>		Date <u>6-7-02</u>	

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

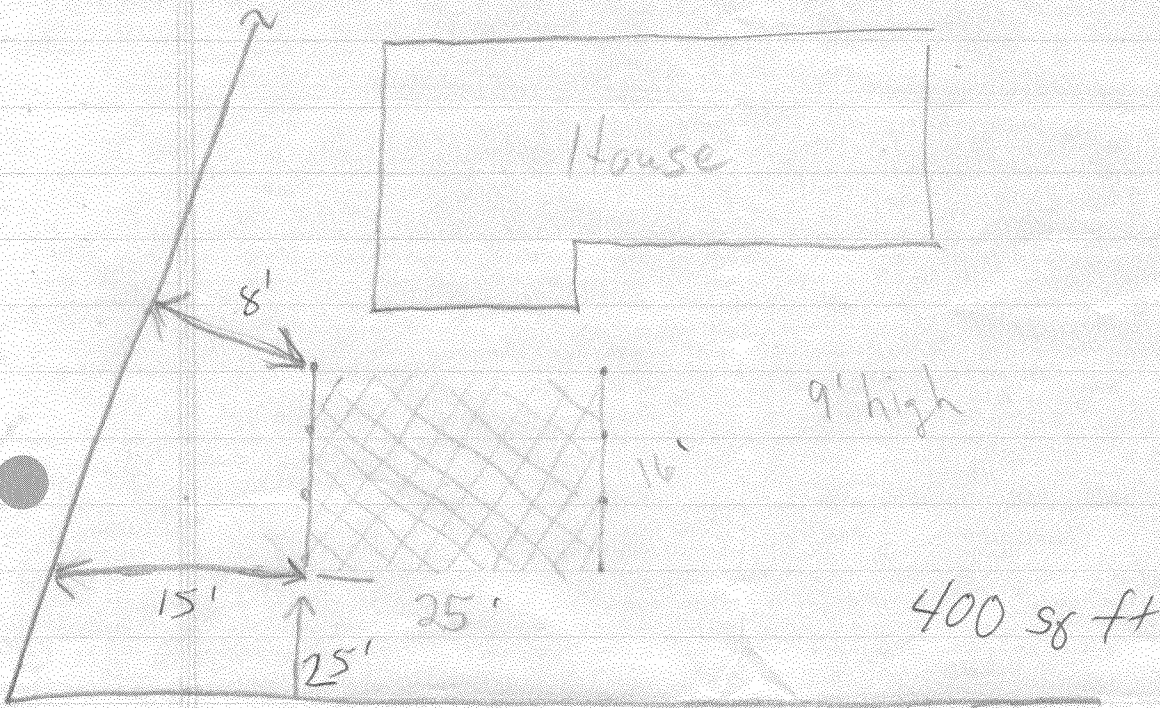
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



6-7-02

ACCEPTED Darleen Henderson

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.



Italian wood pergola - arbor w/roof of trellis work which climbing plants are grown

arbor - shady garden shelter, made of lattice, which vines, roses are grown.