

FEE \$	10.00
TCP'S	0
SIF \$	0

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

BLDG PERMIT NO. 83350



83349

Your Bridge to a Better Community

50 999-7033
 BLDG ADDRESS 1699 Pinyon SQ. FT. OF PROPOSED BLDGS/ADDITION 864 Sq FT.
 TAX SCHEDULE NO 2945-122-06-020 SQ. FT. OF EXISTING BLDGS 2240 FT.
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3104
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Rick & Beth McLean NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 1699 Pinyon Ave USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 263-8177 DESCRIPTION OF WORK & INTENDED USE deck & garage only
 (2) APPLICANT Rick McLean TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 11 _____ 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 _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5'3' from PL, Rear 10'5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 6 TRAFFIC 28 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 Rick McLean Date _____
 Department Approval C. Faye Johnson Date 2/20/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Dottie Tanner</u>		Date <u>2-20-02</u>

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

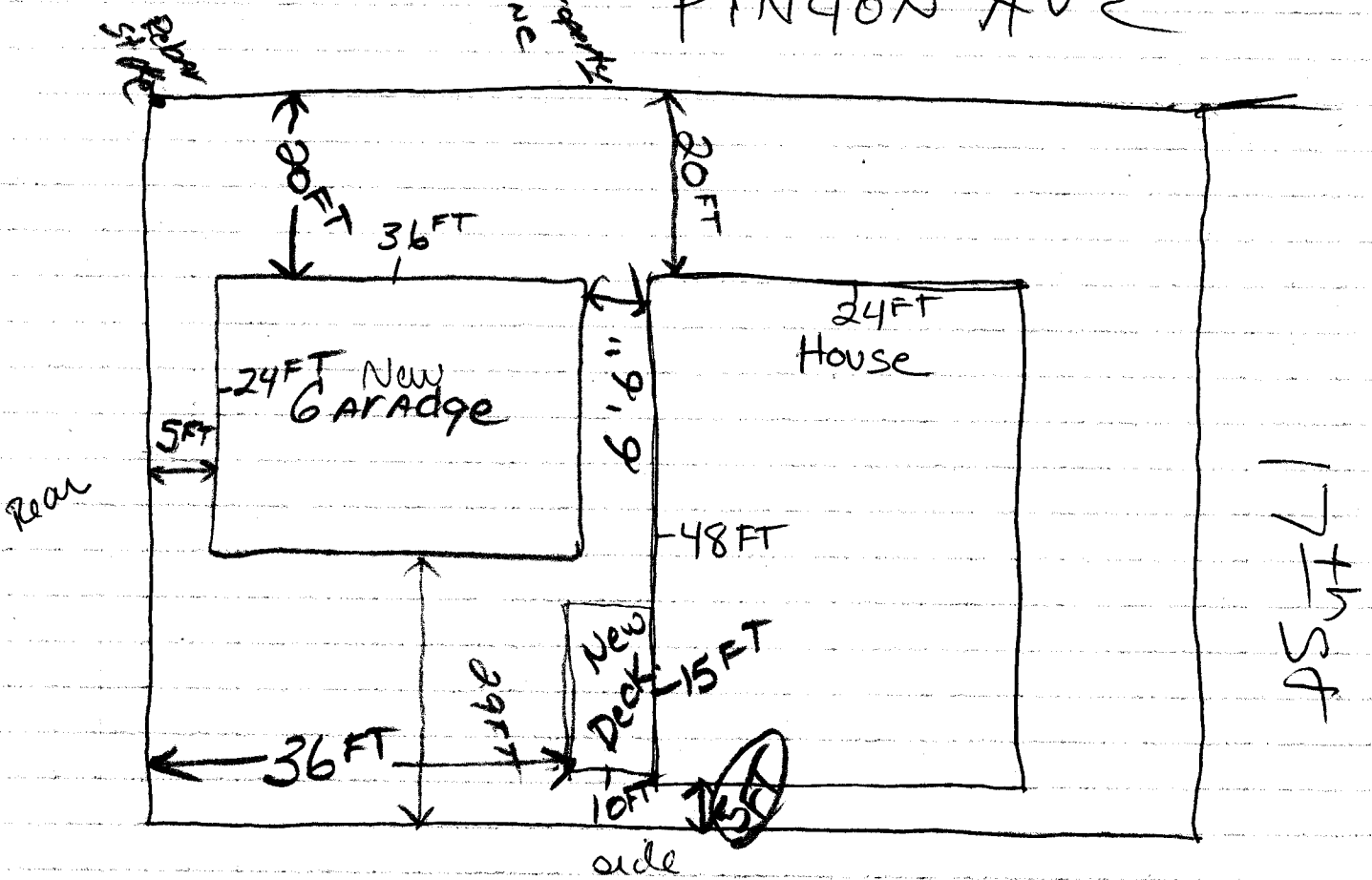
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

~~DATE~~

N ↑

PINCHON AVE

Property
LINE



2/20/02
 ACCEPTED *C. J. Gibson*
 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.