

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

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

BLDG PERMIT NO. 89101



Your Bridge to a Better Community

BLDG ADDRESS 311 Pine St. SQ. FT. OF PROPOSED BLDGS/ADDITION 864
 TAX SCHEDULE NO. 2945-243-40-002 SQ. FT. OF EXISTING BLDGS 874
 SUBDIVISION Barron Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 1738
 FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Susie Podschun-Jimmy Podschun NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 311 Pine St USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970-245-3264 DESCRIPTION OF WORK & INTENDED USE Garage
 (2) APPLICANT Jimmy Podschun TYPE OF HOME PROPOSED:
 (2) ADDRESS 311 Pine St. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-245-3264 _____ 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-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 Garage is for Residential
3 car use.
 CENSUS _____ TRAFFIC _____ 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).

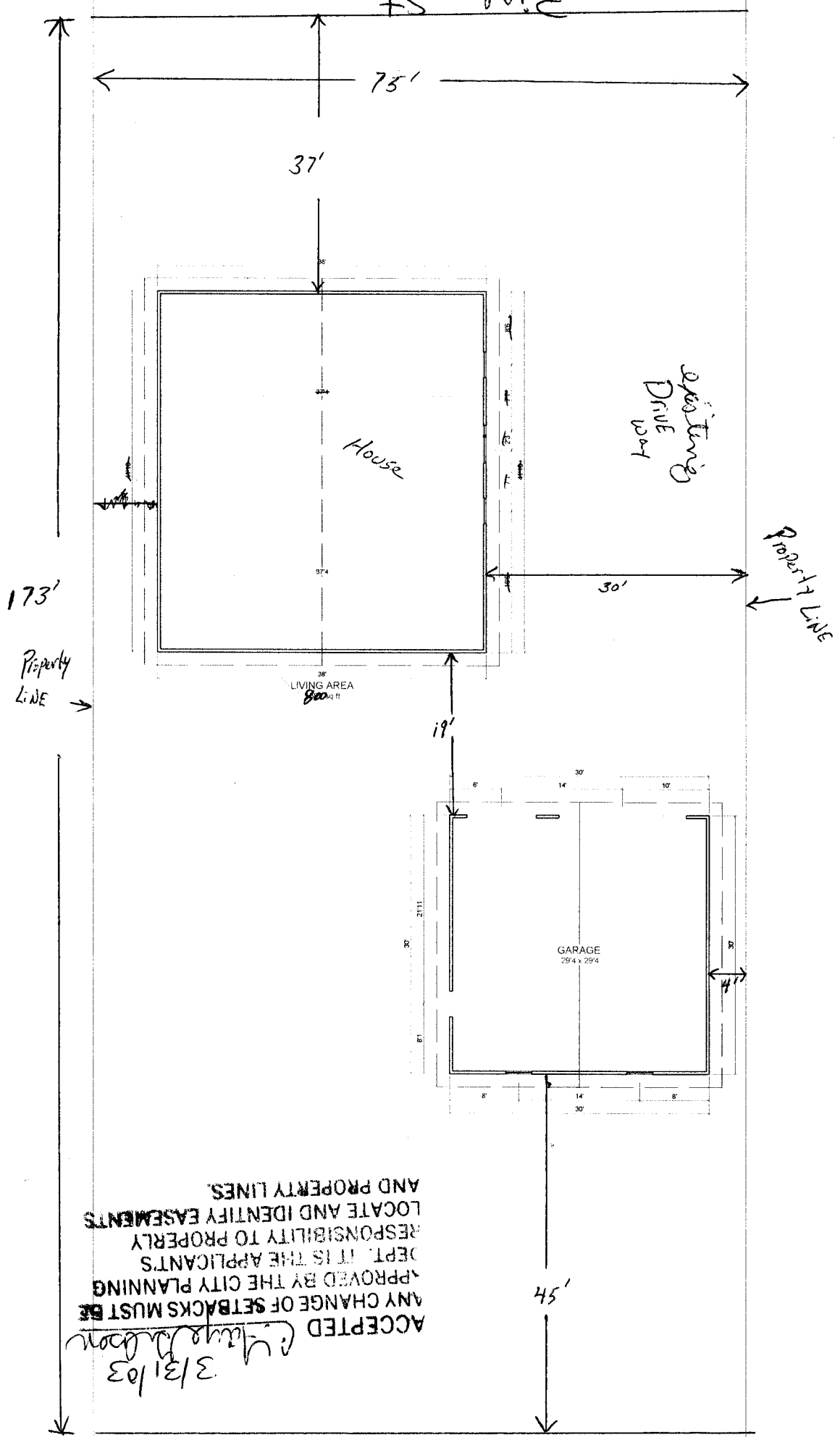
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Susie Podschun Date _____
 Department Approval C. Faye Gibson Date 3/31/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting	<u>CM Marshall Cole</u>	Date	<u>3/31/03</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)



ACCEPTED
 3/31/03
 [Signature]
 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.