

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 308 Pine St. SQ. FT. OF PROPOSED BLDGS/ADDITION 480
 TAX SCHEDULE NO. 2945-243-39-001 SQ. FT. OF EXISTING BLDGS 1190
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1670
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Rita M. Seaman
 (1) ADDRESS 308 Pine St USE OF EXISTING BUILDINGS on Home
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Garage
 (2) APPLICANT Marcus Bear TYPE OF HOME PROPOSED:
 (2) ADDRESS 1452 16 Rd. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 858-1103 _____ 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 70%
 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 _____
 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 Marcus Bear Date 9-24-04
 Department Approval C. Jay Hall Date 9/24/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No _____
Utility Accounting	<u>W. Holt</u>	Date	<u>9/24/04</u>

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



PINE ST



SCALE 1 : 423

9124104
City of Hall
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.

