FEE \$	1000
TCP\$	0
SIF \$	4

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

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(Single Family Residential and Accessory Structures)

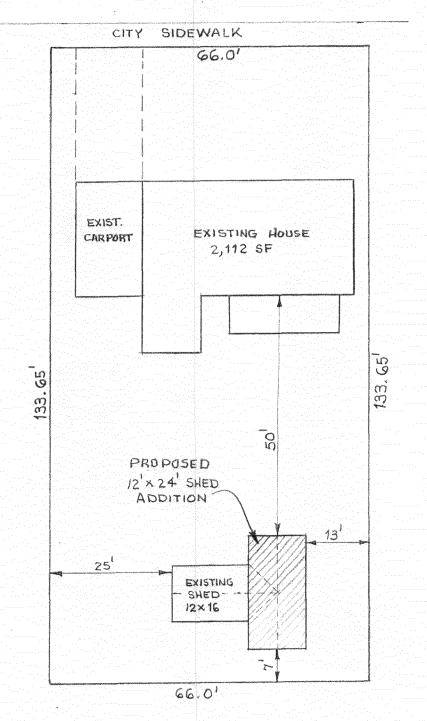
Public Works & Planning Department

Building Address 1531 PINYON AVE.	No. of Existing Bldgs2 No. Proposed2		
Parcel No. 2945 - 122 - 06 - 008	Sq. Ft. of Existing Bldgs 2304 Sq. Ft. Proposed 288		
Subdivision WEAVER	Sq. Ft. of Lot / Parcel 8,821		
Filing Block Lot 17	Sq. Ft. Coverage of Lot by Structures & Impervious Surface		
OWNER INFORMATION:	(Total Existing & Proposed) 2,200 5F Height of Proposed Structure 101		
NameCHRIS BROWN	DESCRIPTION OF WORK & INTENDED USE:		
Address	New Single Family Home (*check type below) Interior Remodel Addition		
City / State / Zip <u>G.J., CO</u> 81501	Other (please specify): STORAGE SHED		
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:		
Name MOR STORAGE SALES	Site Built Manufactured Home (DBC) Manufactured Home (HUD)		
Address3010	Other (please specify):		
City / State / Zip G.J., CO 81504 NOTES: 12 x 24 STORAGE SHED			
Telephone <u>254 - 0460</u>			
	existing & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.		
	PLETED BY PLANNING STAFF		
ZONE R-8	Maximum coverage of lot by structures		
SETBACKS: Front 251 from property line (PL)			
Side 3 from PL Rear 5 from PL			
Maximum Height of Structure(s)	Parking Requirement		
Voting District Driveway Location Approval (Engineer's Initials	Special Conditions		
	, in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of epartment.		
	e information is correct; I agree to comply with any and all codes, e project. I understand that failure to comply shall result in legal on-use of the building(s).		
Applicant SignatureK Blocker	Date 9-16-08		
Planning Approval Sputa & Costella	Date 9/16/08		
Additional water and/or sewer tap fee(s) are required: YE	S NO W/O No.		
Utility Accounting (Blusley)	Date 9/16/08		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE VS	ection 2.2.C.4 Grand Junction Zoning & Development Code)		

(Pink: Building Department)

(Goldenrod: Utility Accounting)

PINYON . AVE.



PLOT PLAN

ACCEPTED SLC 9/16/08
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

1"= 20"