

DATE SUBMITTED: 6/3/89

PERMIT # 27832

FEE 75.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 289 Pinon ST

SQ. FT. OF BLDG: 396

SUBDIVISION: N/A

SQ. FT. OF LOT:

FILING # BLK # LOT #

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-252-00-008

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Kenneth E Smith

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 289 Pinon ST

RESIDENTIAL

PHONE: 342-3539

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:

ADDITION

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES NO

SETBACKS: F S 5 R 15

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: B

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/3/89

APPROVED BY: [Signature]

[Signature]
SIGNATURE

WEST SIDE OF HOUSE

53' 4"

18' 1/2"

POWER BOX

⊙

WINDOW

4' x 4' 9"
BATH ROOM

WALK DOOR

X

YARD AREA

Q

52' 4"
60'

SCALE = 1 sq. = 1 FOOT

26' ←
TO FENCE
TO LINE

DRIVE
WAY

16' 10" LIVING

→

