

DATE SUBMITTED: 6/8/93

PERMIT NO. 45410
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 282 PINON

SQ. FT. OF BLDG: 1440

SUBDIVISION DIXON

SQ. FT. OF LOT: 24800

FILING # _____ BLK # 2 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-252-05-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER BILL + DORAA MOFFITT

USE OF EXISTING BUILDINGS: N/A

ADDRESS 282 Pinon

TELEPHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
NEW SINGLE FAMILY RES 3 BEDROOM
2 BATH - 2 CAR ATTACHED GARAGE

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 813 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

Marcia Pitz
Department Approval

Bill Moffitt
Applicant Signature

6-15-93
Date Approved

6/15/93
Date

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

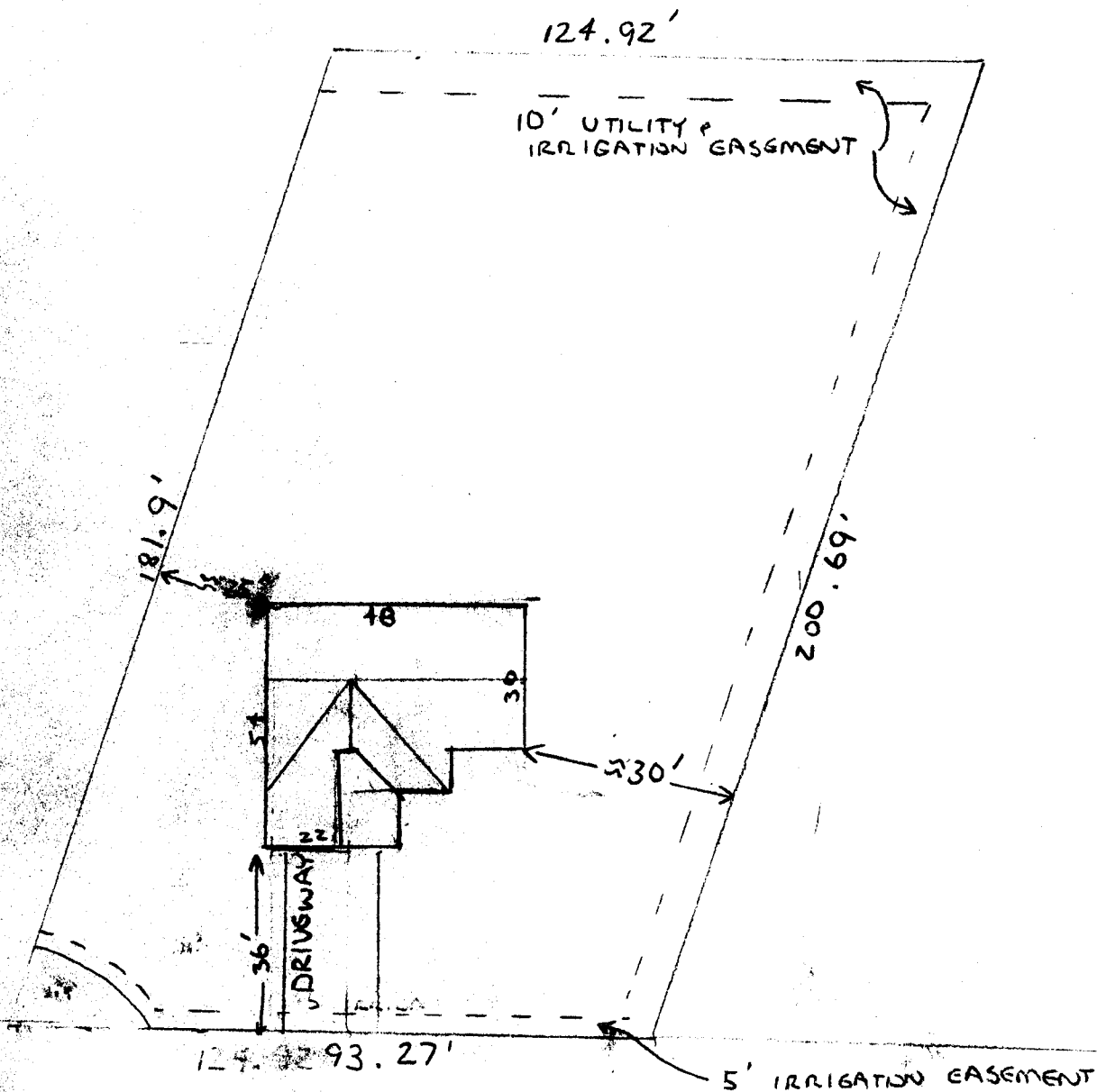
SITE PLAN

282 PINON ST.

TAX ID # 2945-252-05-002

LOT 2, BLOCK 2

DIXON SUBDIVISION



PINON STREET

ACCEPTED *MP 6-15-93*
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.