

FEE \$ 5.00

BLDG PERMIT NO. 48538

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 304 PINON Street TAX SCHEDULE NO. 2945-243-29-003  
 SUBDIVISION GRIESER MINOR SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680sq. ft.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER DONALD & KATHLEEN SNOWDEN NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2712 Unawep  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same as above USE OF EXISTING BLDGS Single Family Residence  
 (2) ADDRESS Same as above DESCRIPTION OF WORK AND INTENDED USE: set modular  
 (2) TELEPHONE Same as above home on permanent foundation for residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater  
 Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Special Conditions No Street improve-  
ment required per J. Kliska  
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Donald Snowden Date May 9, 1994  
Kathleen Snowden  
 Department Approval Marcia Putz Date 5-9-94

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. W-Tap 7551  
S-Tap 7550  
 Utility Accounting Mellie Fowler Date 5-9-94

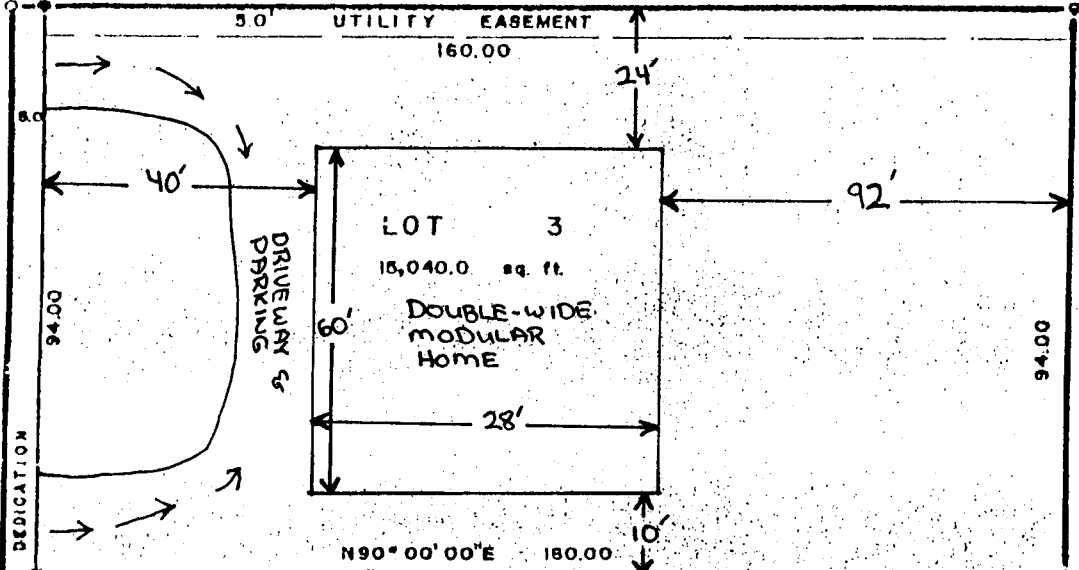
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 3 CLOCK SUBDIVISION

N90°00'00"E 165.00

5.0' UTILITY EASEMENT  
160.00



LOT 3  
15,040.0 sq. ft.

DOUBLE-WIDE  
MODULAR  
HOME

N90°00'00"E 180.00

51.08

108.92

ACCEPTED *MP 5-9-94*  
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.

LOT 2  
4,444.0 sq. ft.

LOT 4  
18,189.6 sq. ft.

LOT 1  
4,000 sq. ft.

D=90°00'  
R=20.00  
CH=N45°00'W  
28.28

264.00

N00°00'00"E

87.00

51.08

60.00

5.0'

3.00'

R.O.B.

87.00

N00°00'00"E

80.00

N90°00'00"E 108.92

STREET DEDICATION

N90°00'00"W 165.00

94.00

264.00

167.00

S00°00'00"W

3.00'

PINON STREET

40.0'

460.00

C

ROAD

165.00

30'

2016 19