

DATE SUBMITTED: 11/4/88

PERMIT # 31739

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

Appx. 52839'

BLDG ADDRESS: 263 W Parkview

SQ. FT. OF BLDG: ~~11100~~ 11

SUBDIVISION: Parkview Sub.

SQ. FT. OF LOT: —

FILING # — BLK # 7 LOT # 010

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-252-18-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: CARMEN McFARLAND

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 263-W Parkview Dr.

PHONE: 243-6579

DESCRIPTION OF WORK AND INTENDED USE:
detached garage built on rear of property

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

FOR OFFICE USE ONLY

NE: RSF-8

FLOODPLAIN: YES — NO

SETBACKS: F 45' S 3' R 3'

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: —

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.

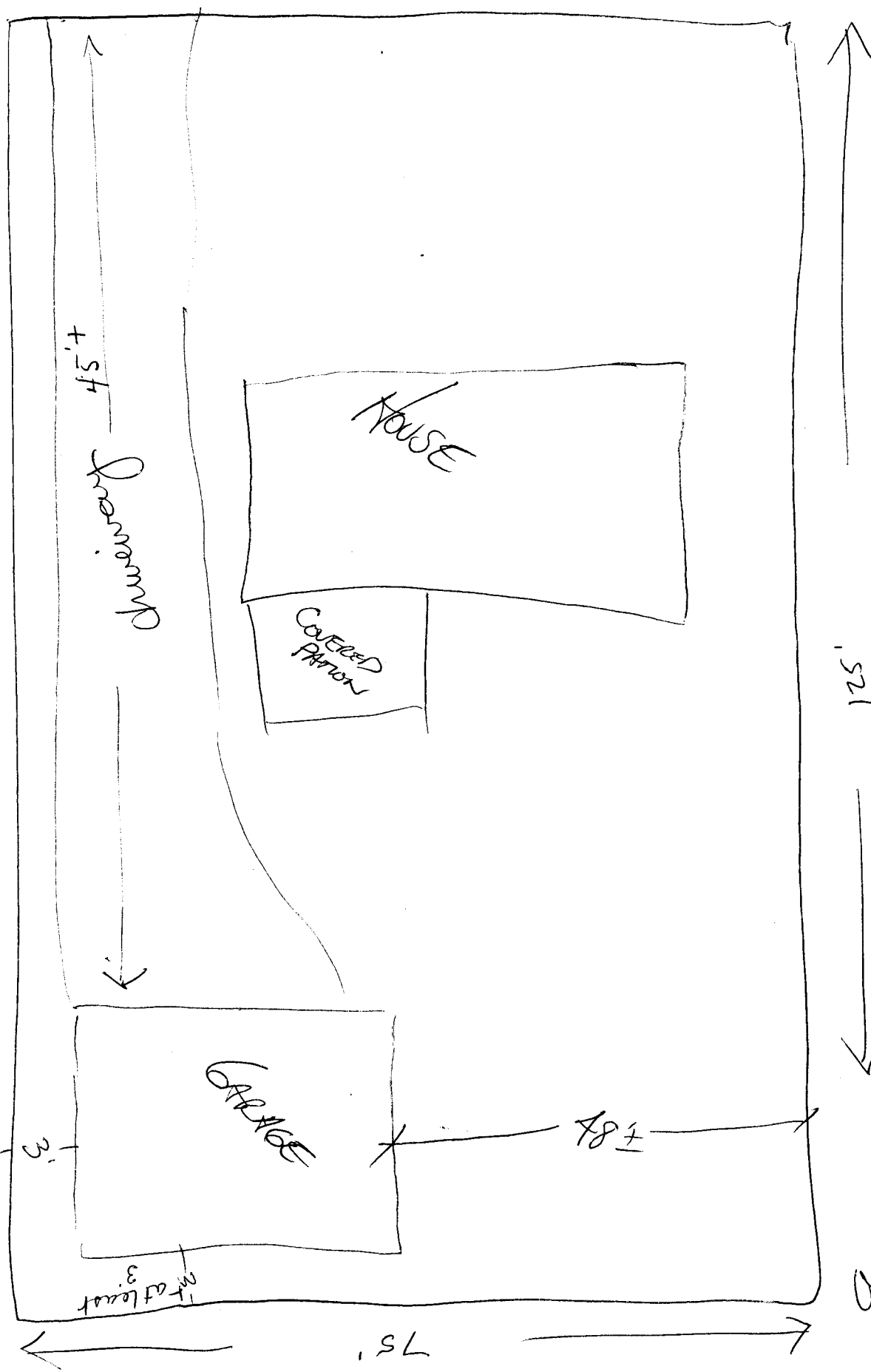
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/4/88

APPROVED BY: Jenni Mouton

Steve E. All
SIGNATURE

2 ←



Accepted 11/4/88
Planning Dept
Grand Get