

DATE SUBMITTED: 11-25-91

PERMIT NO. 40503

FEE \$ 45.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 266 W. Parkview Dr.

SQ. FT. OF BLDG: 24' x 32'

SUBDIVISION Parkview

SQ. FT. OF LOT: 75' x 135'

FILING # \_\_\_\_\_ BLK # 6 LOT # 16

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-252-19-024

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Don Magoffin

USE OF EXISTING BUILDINGS: Garage

ADDRESS 266 W. Parkview Dr

DESCRIPTION OF WORK AND INTENDED USE: Park Car

TELEPHONE: 245-7903

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 /

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO /

SIDE 3 REAR 3

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

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).

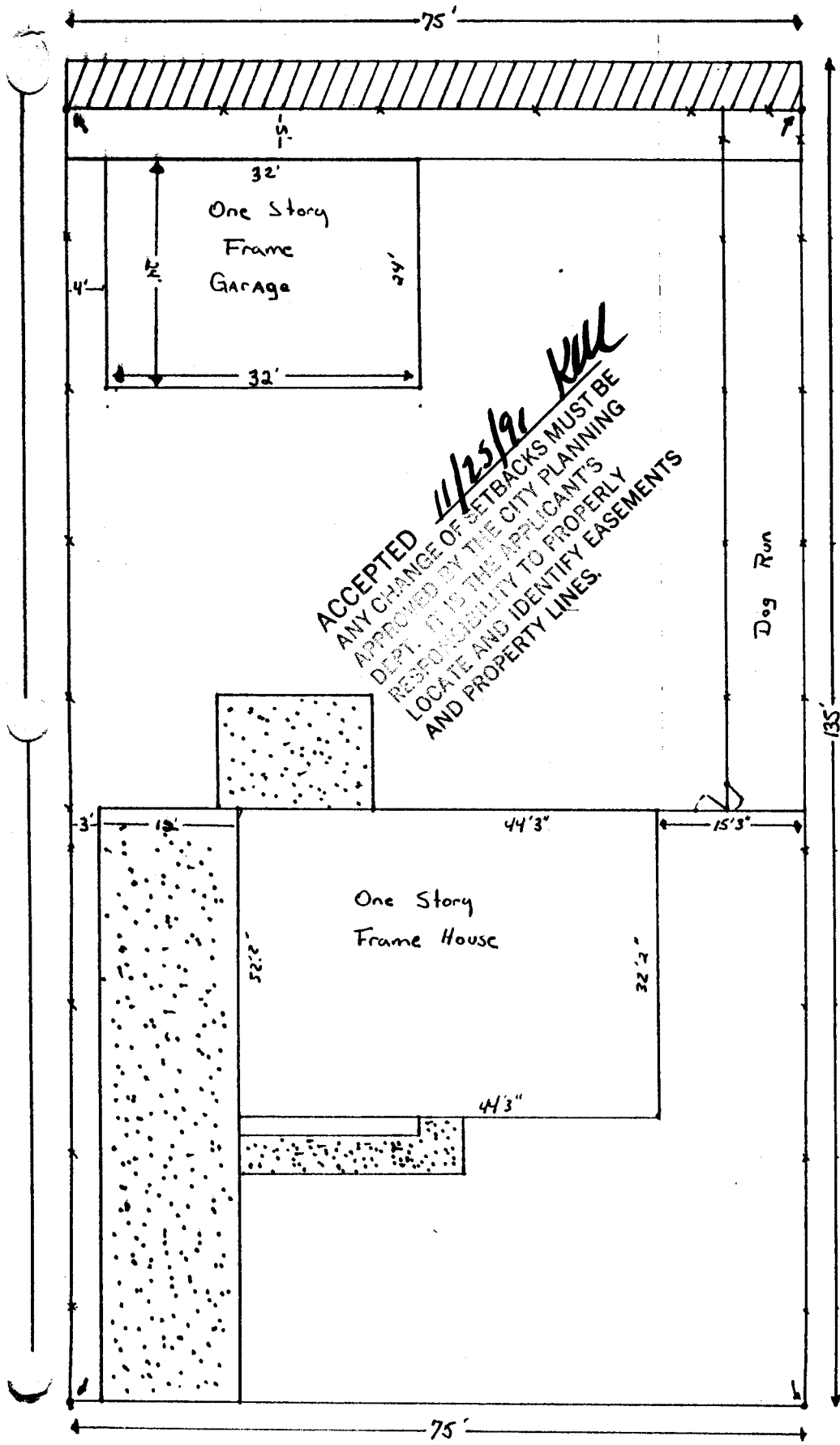
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Karla Mitzner  
Department Approval  
11/25/91  
Date Approved

Don Magoffin  
Applicant Signature  
Nov 25 91  
Date

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



Scale 1" = 16'  
 \* \* \* 4' Chainlink Fence  
 o Found Pin

**ACCEPTED 11/25/91 Kull**  
 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.

266 W. Parkview Dr.  
 Lot 16 Except the East 5 feet thereof,  
 Block 6 Amended Plat of Parkview Subdivision

City of Grand Junction,  
 County of Mesa,  
 State of Colorado  
 Nov 18, 1991