

DATE SUBMITTED: 5/10/93

PERMIT NO. 45079V
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 257 E. Parkview Dr. SQ. FT. OF BLDG: _____
 SUBDIVISION Parkview SQ. FT. OF LOT: 10.5 x 12.5
 FILING # _____ BLK # 6 LOT # 8#30' of 7 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-252-19-027 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 1
 OWNER JERRY PRACENCIA USE OF EXISTING BUILDINGS:
Residence
 ADDRESS 257 E. PARKVIEW DR DESCRIPTION OF WORK AND INTENDED USE:
family room addition
 TELEPHONE: 243-6569

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: DESIGNATED YES _____ NO X
 SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO _____
 SIDE 5' REAR 15' CENSUS TRACT: 13 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.

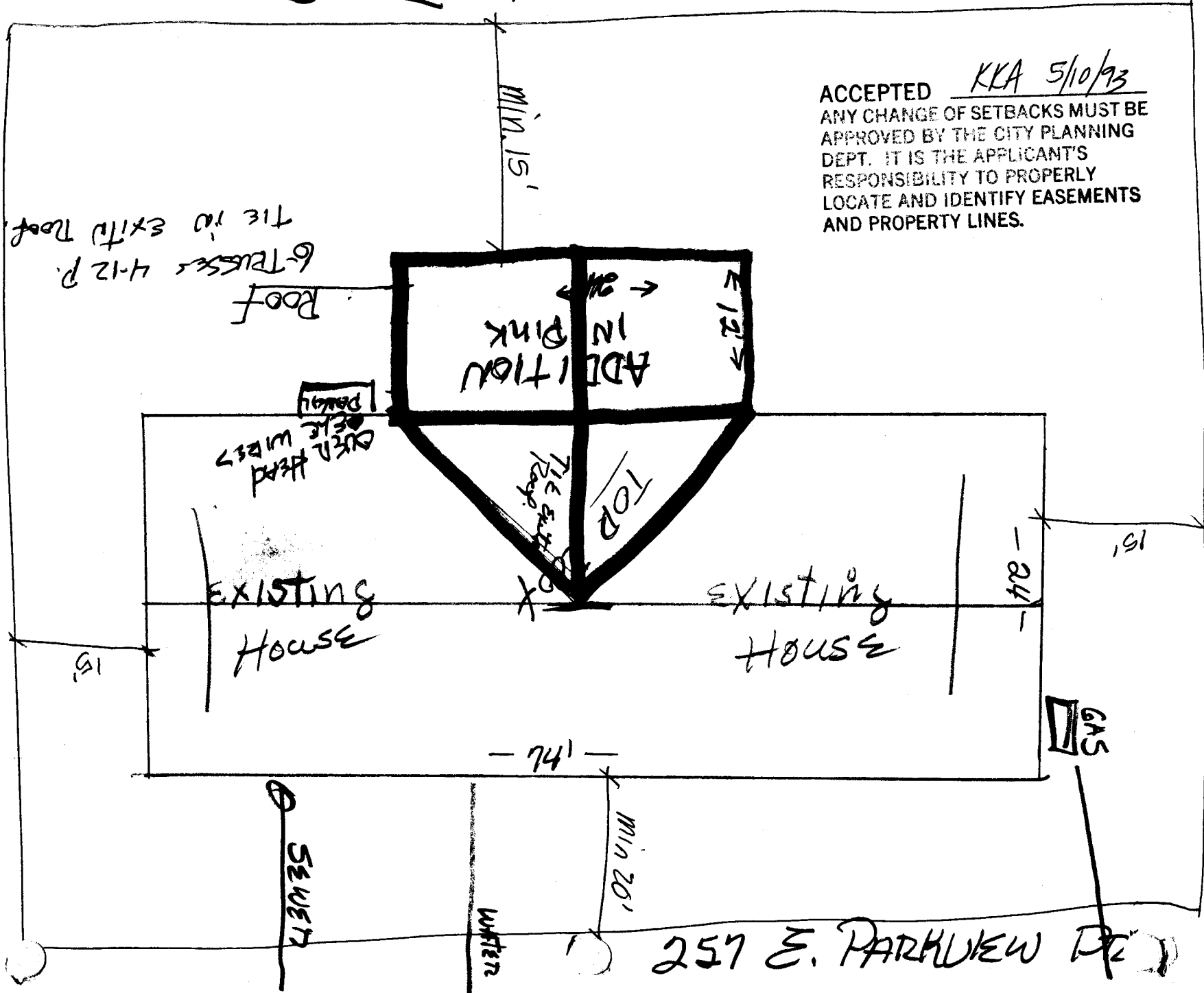
RJ Edwards
 Department Approval
5/10/93
 Date Approved

Jerry Pracencia
 Applicant Signature
5/10/93
 Date

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

TOP

S ← 105' → N



ACCEPTED KKA 5/10/93
 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.

W
 ← 125' →
 E

257 E. PARKVIEW RD