

FEE \$ 500

BLDG PERMIT NO. 4918

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 265 E. Parkview Dr TAX SCHEDULE NO. 2945-252-19-004
 SUBDIVISION Parkview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1807
 FILING _____ BLK 6 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Gar B Clark Family Trust NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 5863 Wedgewood Pl.,
Deer Creek, Co. 95746 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (916) 791-1355
 (2) APPLICANT Jerry L. Gordon USE OF EXISTING BLDGS _____
 (2) ADDRESS 296 E. Parkview Sub. #1 DESCRIPTION OF WORK AND INTENDED USE: _____
81503
 (2) TELEPHONE 245-8604 New Home

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 _____
 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 Jerry L. Gordon Date 6/27/94
 Department Approval Bonnie Edwards Date 6/28-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7679
 Utility Accounting Miltie Fowler Date 6-28-94

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)

265 E. PARKVIEW DR.
East

60'

25'

12'

135'

110'

10'

135'

110'

