

DATE SUBMITTED 3-21-94

BUILDING PERMIT NO. 48085

FEE \$ 5.00

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

Garage
48084

BLDG ADDRESS 266 1/2 E. Parkview

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1892 house 864 *extra garage*

SUBDIVISION Parkview Sub.

FILING BLK 5 LOT 6

SQ. FT. OF EXISTING BLDG(S) none

TAX SCHEDULE NO. 2945-252-20-006 NO. OF FAMILY UNITS one

OWNER Jerry L. Gordon

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none

ADDRESS 296 E. Parkview 81503

TELEPHONE 245-8604

DESCRIPTION OF WORK AND INTENDED USE:
New home & extra garage!

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 5' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 15' main residence from property line
3' access. garage

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 45%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Patis

Applicant Signature Jerry L. Gordon

Date Approved 3-23-94

Date 3/21/94

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

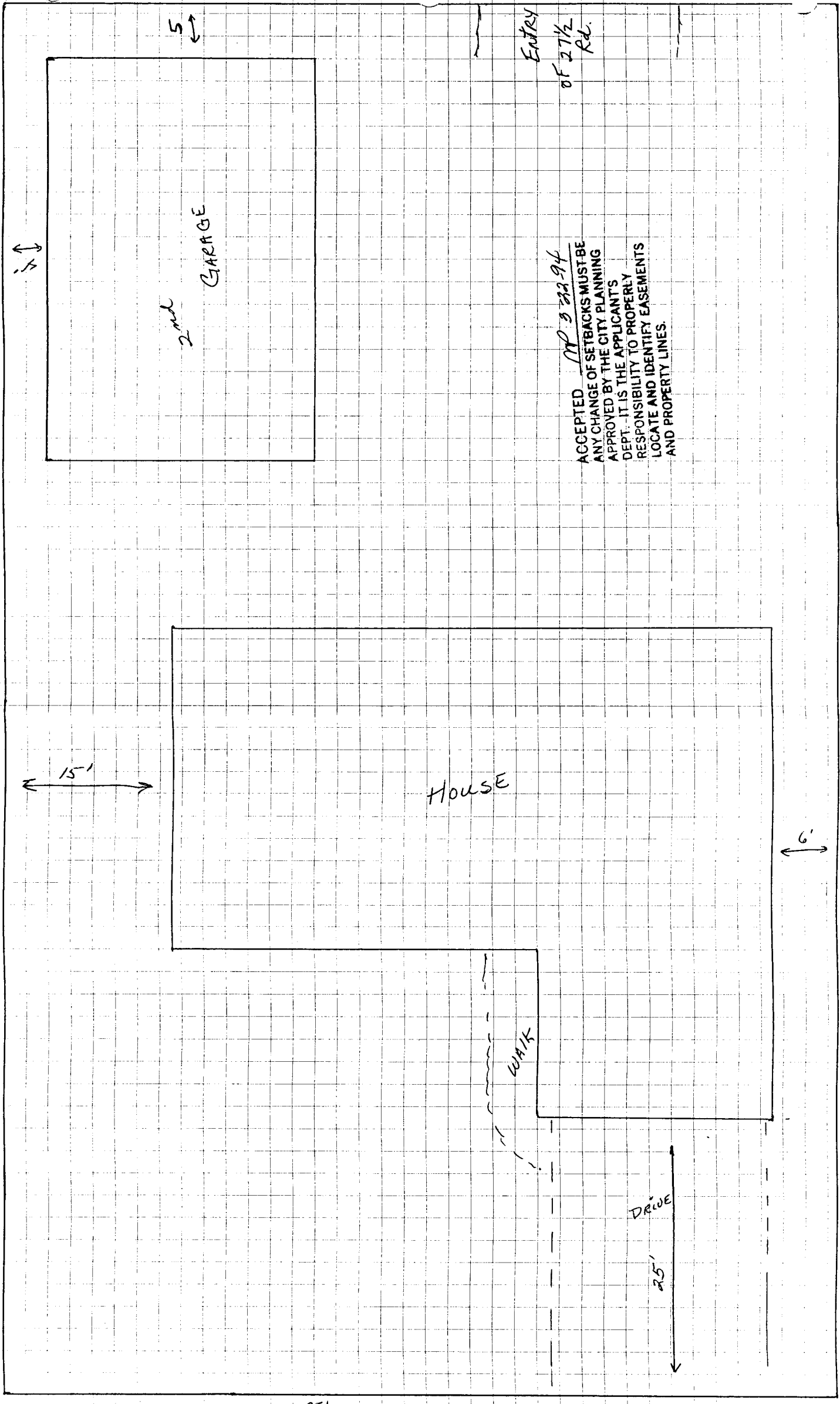
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65

125'



75'
266 1/2 E. PARKVIEW

125'