

FEE \$ 5.00

BLDG PERMIT NO. 48760

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 267 1/2 Parkview TAX SCHEDULE NO. 2945-252-19002
 SUBDIVISION Park View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240
 FILING _____ BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 1500
 (1) OWNER Jack & Maxine Peters NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 267 1/2 Parkview
 (1) TELEPHONE none NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Debra C Parker USE OF EXISTING BLDGS Accessory Bldg
 (2) ADDRESS 221 Cleopatra DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 244-8407 12x20 Storage Bldg - Household

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 _____ from property line (PL) or
 _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 3' from PL Rear 3' 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).

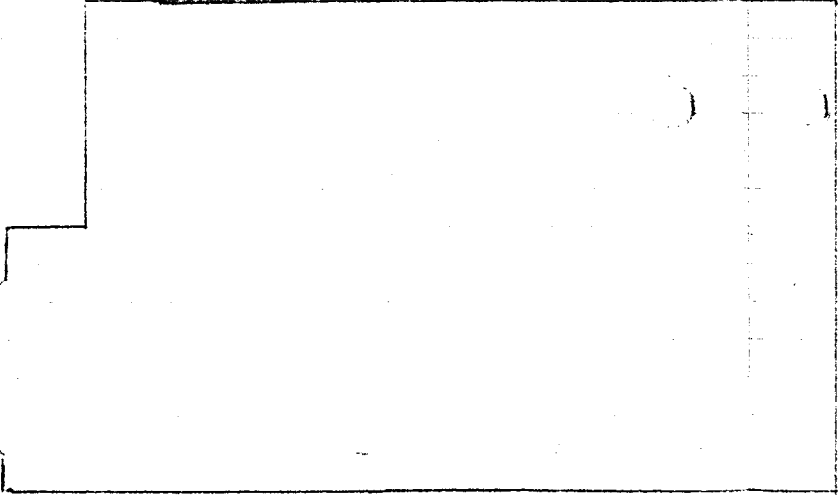
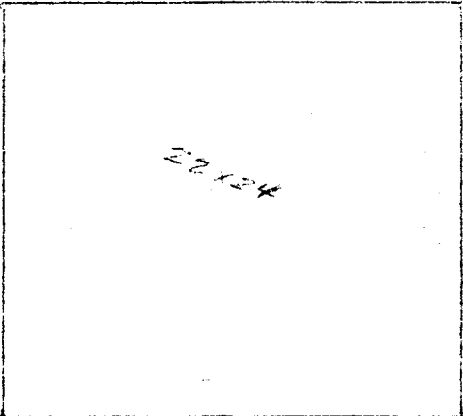
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/22/94
 Department Approval [Signature] Date 5-27-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. W-7505 TAM 5
S-RIF 7502 7503
 Utility Accounting [Signature] Date 5-31-94

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)

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ACCEPTED
 OF SETBACKS MUST BE
 ANY CHANGE BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRG
 4/20/94

Approved: [Signature]

13'

92'

N.

15'