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DATE SUBMITTED 4/20/94

BUILDING PERMIT NO. 48406
FEE \$ 500

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

BLDG ADDRESS 267 1/2 E. Parkview
SUBDIVISION Parkview
FILING _____ BLK 6 LOT 2
TAX SCHEDULE NO. 2945-252-19-002
OWNER Jack D. & Marlene M. Peters
ADDRESS 2921 Hwy 50 3rd Flt. 81503
TELEPHONE 241-7495

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1611
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF FAMILY UNITS one
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____
DESCRIPTION OF WORK AND INTENDED USE:
New residence

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

ZONE RSF-8
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line
Maximum Height 32'
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 13 TRAFFIC ZONE 80
PARKING REQ'MT _____
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 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 Bonnie Edwards Applicant Signature Jerry L. Gordon
Date Approved 4-20-94 Date 4/20/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)