

FEE \$ 10.00

BLDG PERMIT NO. 51234

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 276 East Parkview Dr. TAX SCHEDULE NO. 2945-252-23-017

SUBDIVISION Parkview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 430

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 800

(1) OWNER Toby & Cindy Reed NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 276 East Parkview Dr.
G.S. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-0162

(2) APPLICANT Fix Ridge Contractors USE OF EXISTING BLDGS Residence
Craig Hilliard

(2) ADDRESS Box 40185 G.S. Cok DESCRIPTION OF WORK AND INTENDED USE:
81504

(2) TELEPHONE 245-5173 1027 Addition 1 bedroom 1 bath, laundry

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 _____

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

Parking Req'mt 2

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 Craig Hilliard Date 2-23-95

Department Approval Marcia Rabideaux Date 2-23-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4004-0398-09-4

Utility Accounting Chick Date 2-23-95

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)

276 E. Parkview Dr.

NORTH PROPERTY LINE

ACCEPTED MR 2-23-95
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.

