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BLDG PERMIT NO. 52711

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

4004 0390 094

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>277 E Parkview</u>	TAX SCHEDULE NO. <u>2945-252-21-007</u>
SUBDIVISION <u>Parkview Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>16 x 39</u> <u>16 x 22</u>
FILING <u>—</u> BLK <u>4</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>33'4" x 43'2"</u>
(1) OWNER <u>MARY P. TEZAK</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>277 E. PARKVIEW</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-C215</u>	USE OF EXISTING BLDGS <u>Residential</u>
(2) APPLICANT _____	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE _____	<u>2 Bedroom 3/4 Bath + 2 Car garage</u>

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 <u>RSF-S</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>30'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENS.T. <u>13</u> T.ZONE <u>80</u> ANN# _____

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 <u>Mary P. Tezak</u>	Date <u>7-7-95</u>
Department Approval <u>Donnie Edwards</u>	Date <u>7-7-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A in SF ^{no change}

Utility Accounting Marshall Cole Date 7-7-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FENCE

ACCEPTED *Donnie* 7/7/95
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.

34'4"

43'2"

16' 6"

50'4" →

33'4"

HOUSE

FRONT

W
FENCE
BACK

46'6"

EAST PARKVIEW
STREET

16'0"

22'0"

37'0" ←

22'0"

20'0" ←

277 E. Parkview

S

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