

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 53469

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

4003-2470-02-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 255 W Parkview TAX SCHEDULE NO. 2945-252-18-028
 SUBDIVISION Parkview Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx 280 sq ft
 FILING — BLK 7 LOT 15 SQ. FT. OF EXISTING BLDG(S) approx 1600 sq ft
 (1) OWNER JAMES + JUNE Schendel NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 255 West Parkview
 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT JAMES + JUNE Schendel USE OF EXISTING BLDGS Home
 (2) ADDRESS 255 West Parkview DESCRIPTION OF WORK AND INTENDED USE: carport
 (2) TELEPHONE 243-2590

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 13'
 CENS.T. 13 T.ZONE 80 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 James A. Schendel Date 8/29/95
 Department Approval Ronnie Edwards Date 8/29/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Millie Jowles Date 8-28-95

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)

