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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 250 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)

Front

955 W. Parkview

30'± to prop line

15'6"

15'6"

15'6"

40'

10'

10'

10'

16'

ACCEPTED
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.

Ronnie 8/29/95

