

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 56994

PLANNING CLEARANCE

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



4004-0450-03-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 298 1/2 E PARKVIEW DR TAX SCHEDULE NO. 2945-252-23-002

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168'

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1040 ±

(1) OWNER QUINON & JANE JUSTIS NO. OF DWELLING UNITS
BEFORE: 1 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 298 1/2 E PARKVIEW DR.

(1) TELEPHONE 242-4722 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS HOUSE + GARAGE

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE SAME BUILD STORAGE SHED

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.

Accessory Structure

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater
Parking Req'mt 2

Side 3' from PL Rear 3' 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 Quinton Justis Date 07 16 96

Department Approval Marcia Rodriguez Date 7-16-96

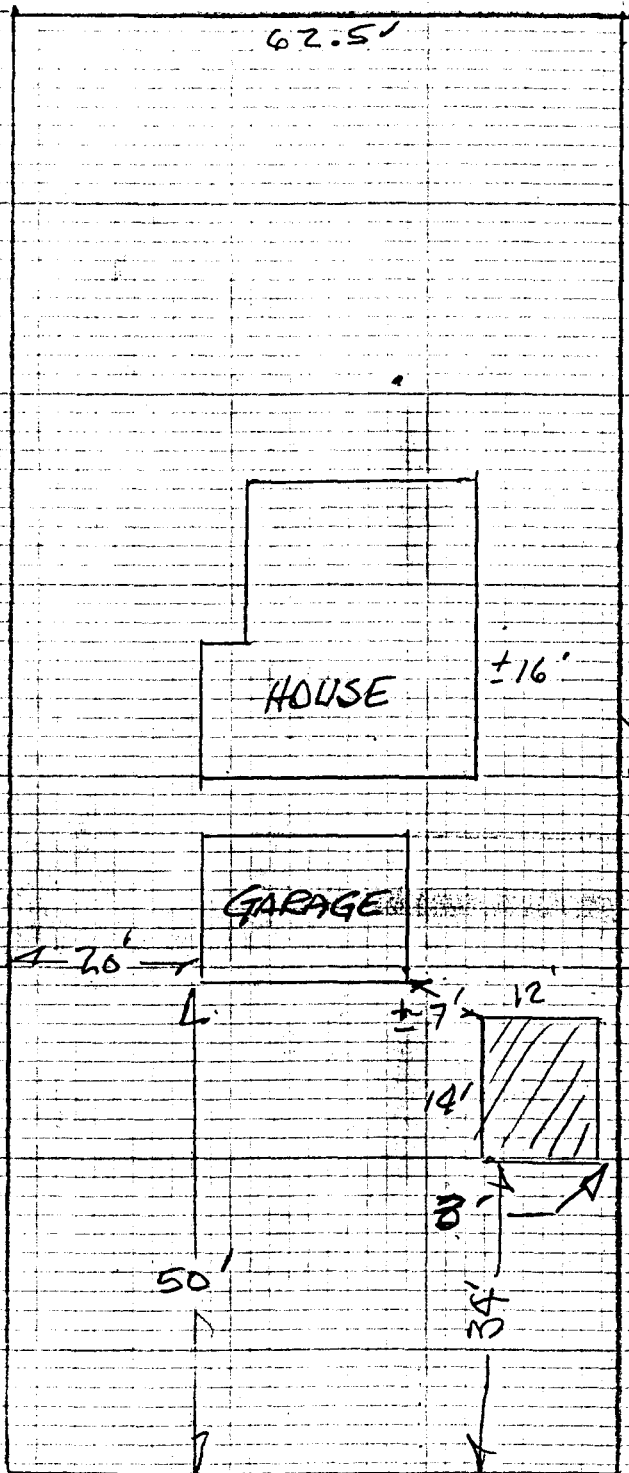
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Tracy Shaffer Date 7/16/96

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)

UNIVERSITY OF CALIFORNIA



ACCEPTED *MC 7-16-96*
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.