

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56122

4 23 2260107

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 297 W. Parkview TAX SCHEDULE NO. 2945-252-22-004
 SUBDIVISION Parkview Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 324[#]
 FILING BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 956[#]
 (1) OWNER DAVID A. WILKINSON NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Home
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: ADD
 (2) TELEPHONE Same ON AN ADDITION

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 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 David Wilkinson Date _____

Department Approval Marcia Rubideaux Date 5-7-94

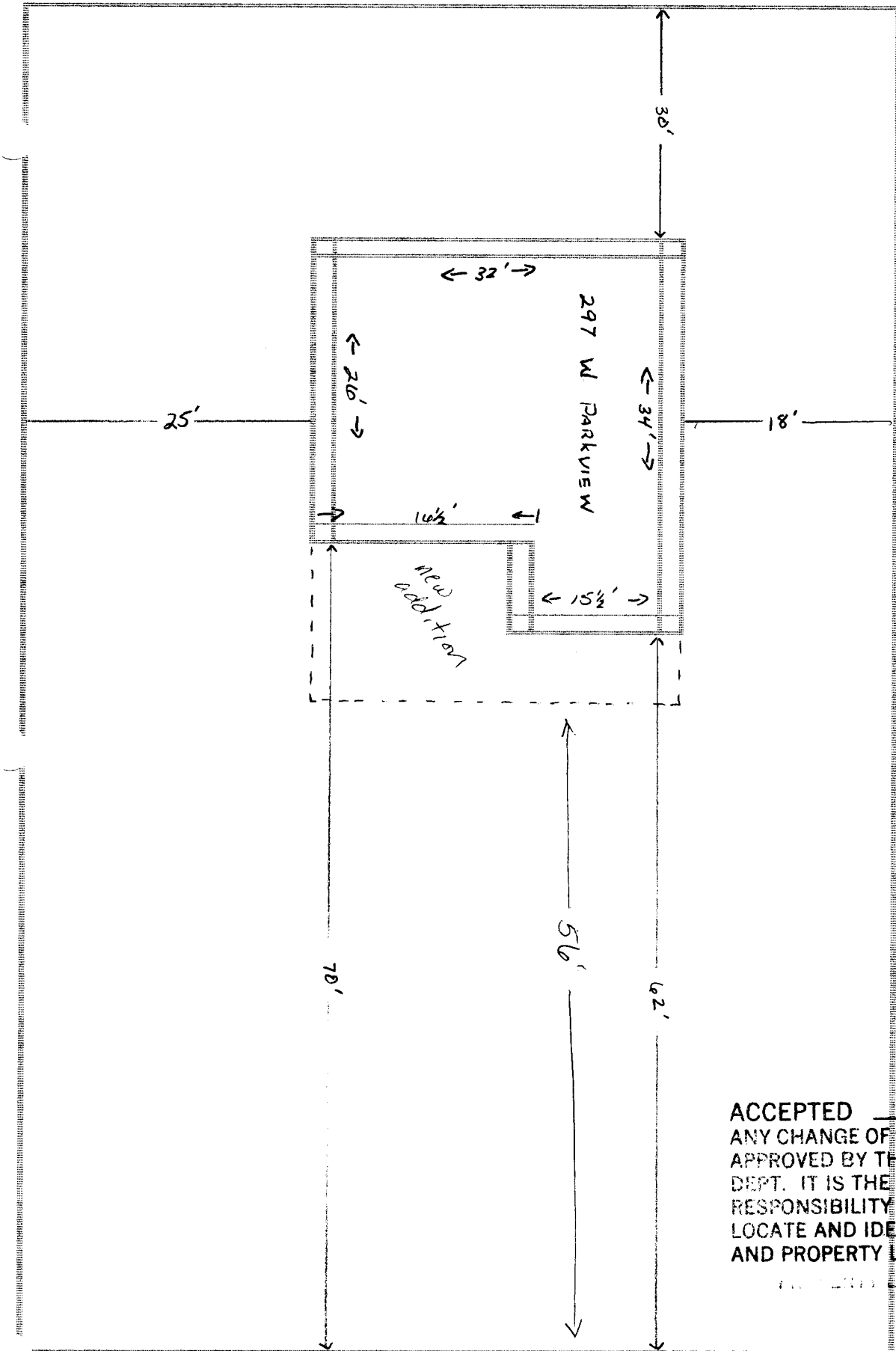
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Change in S/F

Utility Accounting CM Cole Date 5/7/96

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)

297 W. Parkview



ACCEPTED MR 5-7-96
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.

P/L