

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 66299

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 274 E Parkview Drive TAX SCHEDULE NO. 2945 252 23 018

SUBDIVISION Parkview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 528

FILING _____ BLK 1 LOT 18 SQ. FT. OF EXISTING BLDG(S) 500 + 320

(1) OWNER Bob Hampton NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 274 E Parkview Drive

(1) TELEPHONE 242 6131 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Owner USE OF EXISTING BLDGS Home/garage

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

(2) TELEPHONE _____ +enclose existing photo, attach & finish garage

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 13 TRAFFIC 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 Bob Hampton Date 7/24/98

Department Approval Antonia Costello Date 7-24-98

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

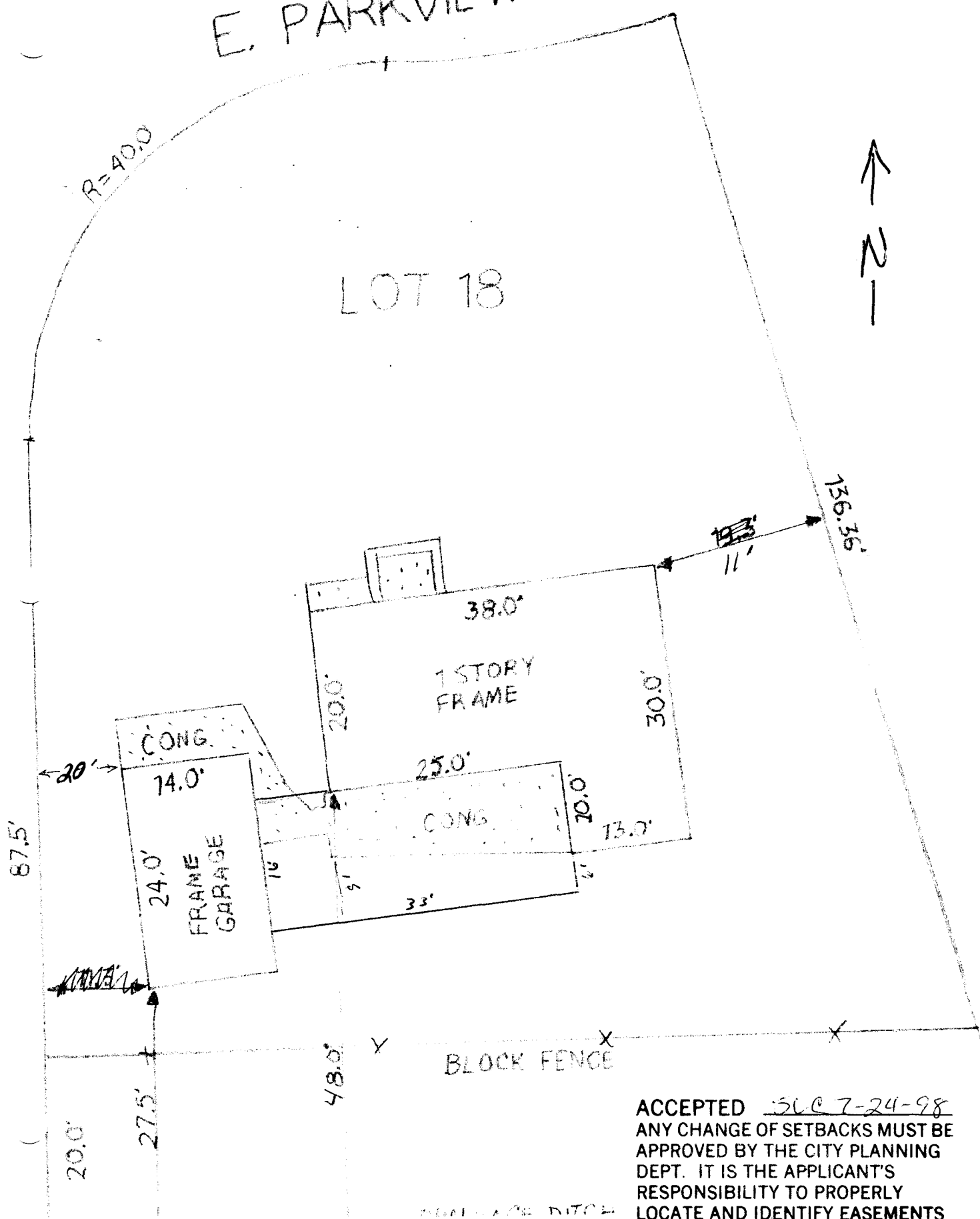
Utility Accounting [Signature] Date 7/27/98

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)

E. PARKVIEW DRIVE

LOT 18



ACCEPTED 5007-24-98
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.