

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84829



Your Bridge to a Better Community

BLDG ADDRESS 280 W. PARKVIEW SQ. FT. OF PROPOSED BLDGS/ADDITION 600

TAX SCHEDULE NO. 2945-252-21019 SQ. FT. OF EXISTING BLDGS 1236

SUBDIVISION PARKVIEW? TOTAL SQ. FT. OF EXISTING & PROPOSED 1836

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) OWNER MICHAEL S. BRISCOE

(1) ADDRESS 280 W. PARKVIEW

(1) TELEPHONE 241-5864

USE OF EXISTING BUILDINGS HOME

(2) APPLICANT MICHAEL S. BRISCOE

DESCRIPTION OF WORK & INTENDED USE GARAGE

(2) ADDRESS SAME

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (BOC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE SAME

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 RMF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

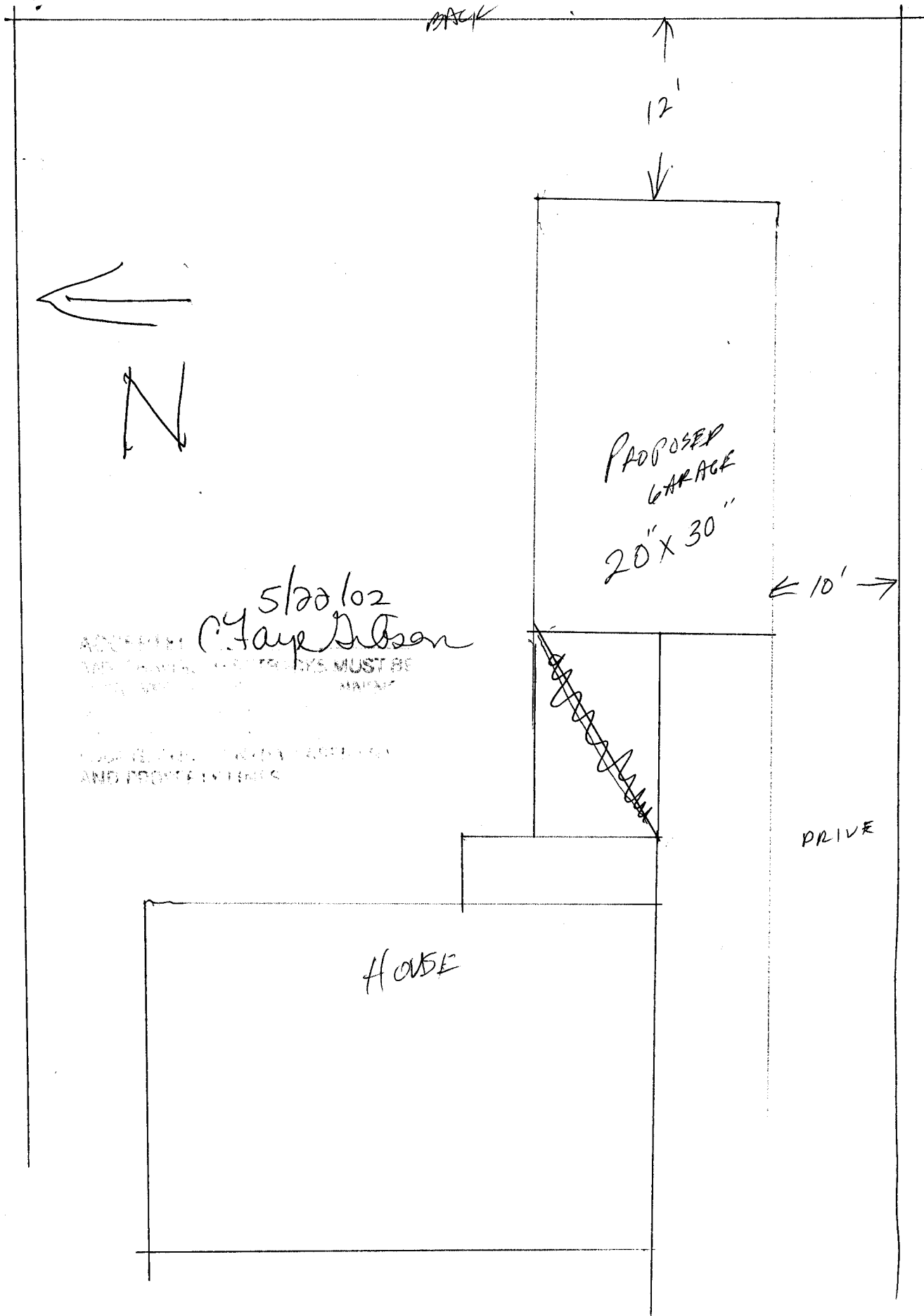
Applicant Signature [Signature] Date 5-22-02

Department Approval [Signature] Date 5/22/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>5/22/02</u>

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)



5/20/02
ADDENDUM
MAY BE REVISED
AND PROPOSED
C. Jay Nelson