

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 19275-12344 255 W. Parkview Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 300

TAX SCHEDULE NO. 2945-252-18-028 SQ. FT. OF EXISTING BLDGS ~~1668~~ 1668

SUBDIVISION Parkview TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1840~~ 1968

FILING \_\_\_\_\_ BLK 7 LOT 15 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER James A Schendel NO. OF BUILDINGS ON PARCEL  
Before: 2 After: 2 this Construction

(1) ADDRESS 255 W Parkview Dr USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970) 243-2590 DESCRIPTION OF WORK & INTENDED USE Addition To

(2) APPLICANT David Painter TYPE OF HOME PROPOSED: Living Room  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 190 Roschiz Dr

(2) TELEPHONE 245-5621

**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 90%

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

Side 5' from PL, Rear 10' from PL  
Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 David Painter Date 11-6-03

Department Approval Bayleen Henderson Date 11-8-03

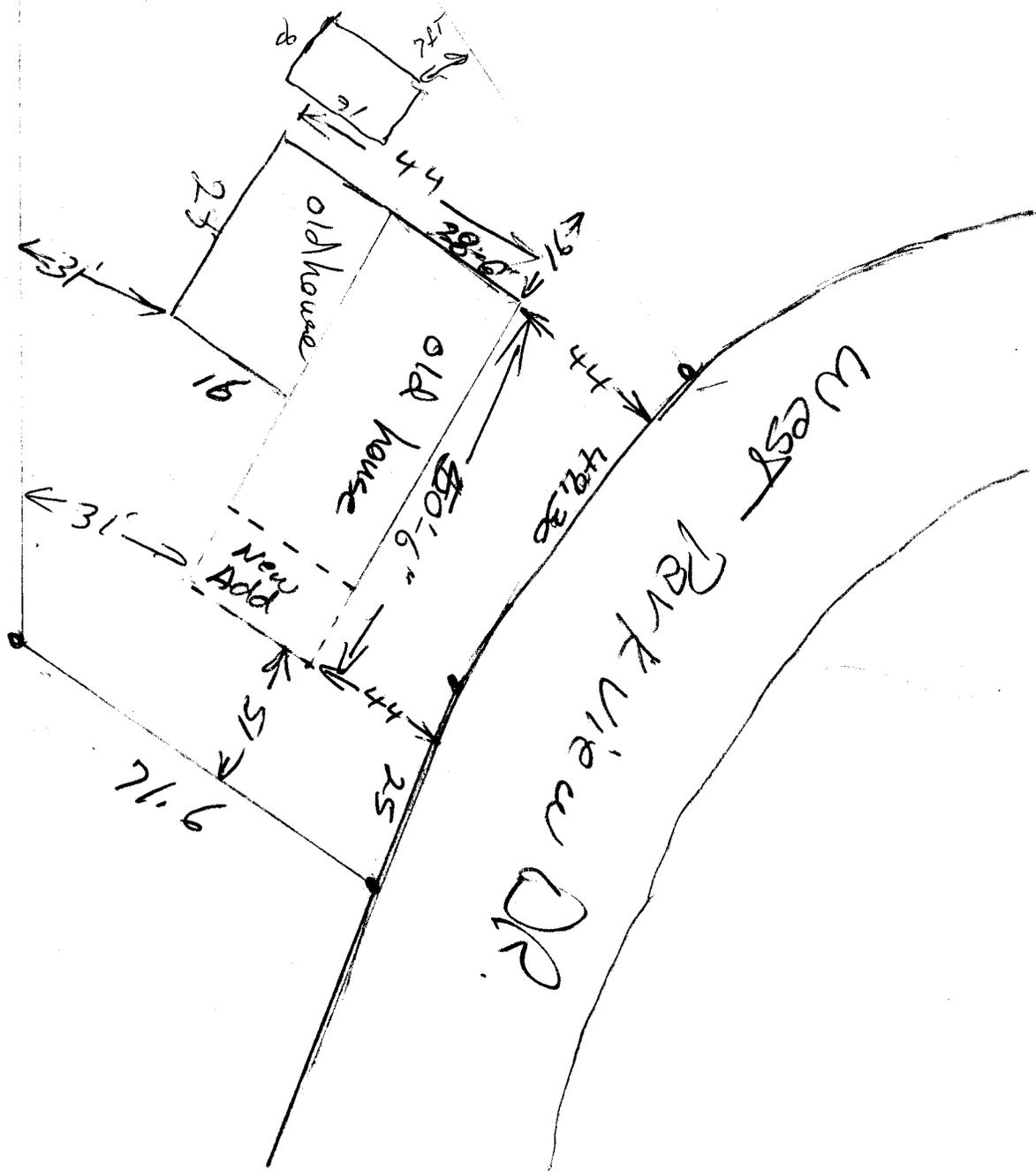
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marked Cole</u>		Date <u>11/6/03</u>

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)

11-6-03  
ACCEPTED *Gaylene Henderson*  
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.

14996



255 W. Park View Dr.