

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



19250-12319 (Langerak, Louise)

BLDG ADDRESS 291 W Parkview Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 728

TAX SCHEDULE NO. 2945-252-22-007 SQ. FT. OF EXISTING BLDGS 9620

SUBDIVISION Parkview Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 16900

FILING _____ BLK 3 LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER EARL VITUS NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 292 West Parkview Dr USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 242-3522 DESCRIPTION OF WORK & INTENDED USE 26' X 28' Garage - work shop

(2) APPLICANT Tex Tolman TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Garage

(2) ADDRESS 2664 Paradise Dr.

(2) TELEPHONE 248-3166 or 201-3377

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 70%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5'/3' from PL, Rear 10'/5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Approved per Bob Blanchard, Director

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 John Tolman Date Feb 23, 2004

Department Approval Gaylen Henderson Date 2-24-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>W/O</u>		<u>Garage</u>
		Date	<u>2/24/04</u>

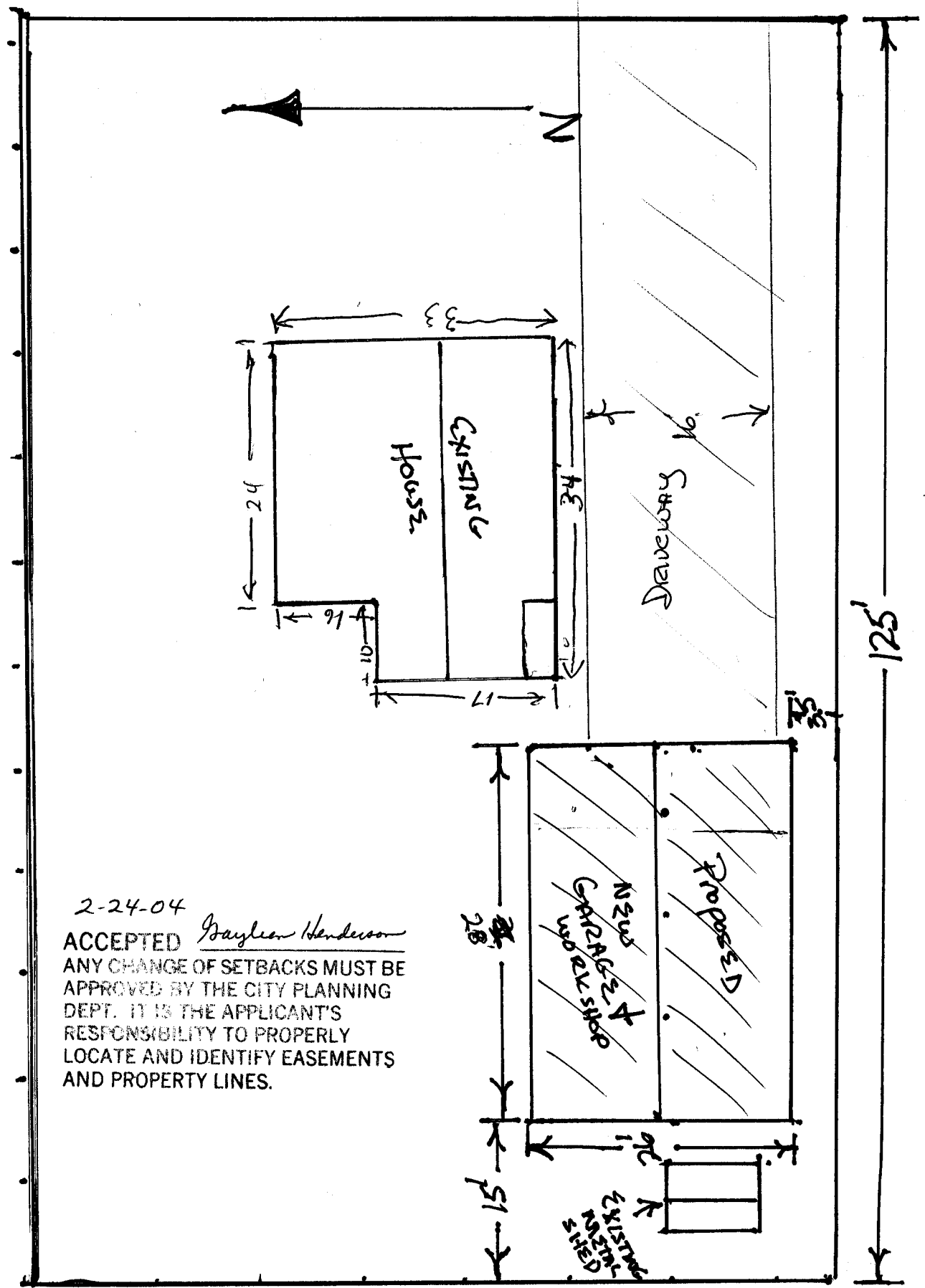
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WEST PARK ^{view} DRIVE

RmF-8

291 West Parkview Dr
Plot Plan (w/ New Garage)
Scale 3/4" = 10' LOT 7, BK 3 Parkview Sub.



2-24-04
 ACCEPTED Gayleen 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.

75'
 Easement + Alleyway.