

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

19276-12335

|                 |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

Building Address 269 W Parkview Dr  
 Parcel No. 2945-252-18-006  
 Subdivision Parkview Sub  
 Filing \_\_\_\_\_ Block 7 Lot 6

No. of Existing Bldgs 3 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JO NELL MASTERS  
 Address 269 W. PARKVIEW  
 City / State / Zip G.J. Co. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition 14X24  
 Other (please specify): PATIO COVER  
May attach - Outside of House

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 261 7255 Emery

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Emery Peterson Date 6-5-08  
 Department Approval Gayleen Henderson Date 6-5-08

|  |                    |  |                                     |
|--|--------------------|--|-------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No. <u>NO Sewer/WTR Changes</u> |
| Utility Accounting                                     | Date <u>6/5/08</u> |  |                                     |

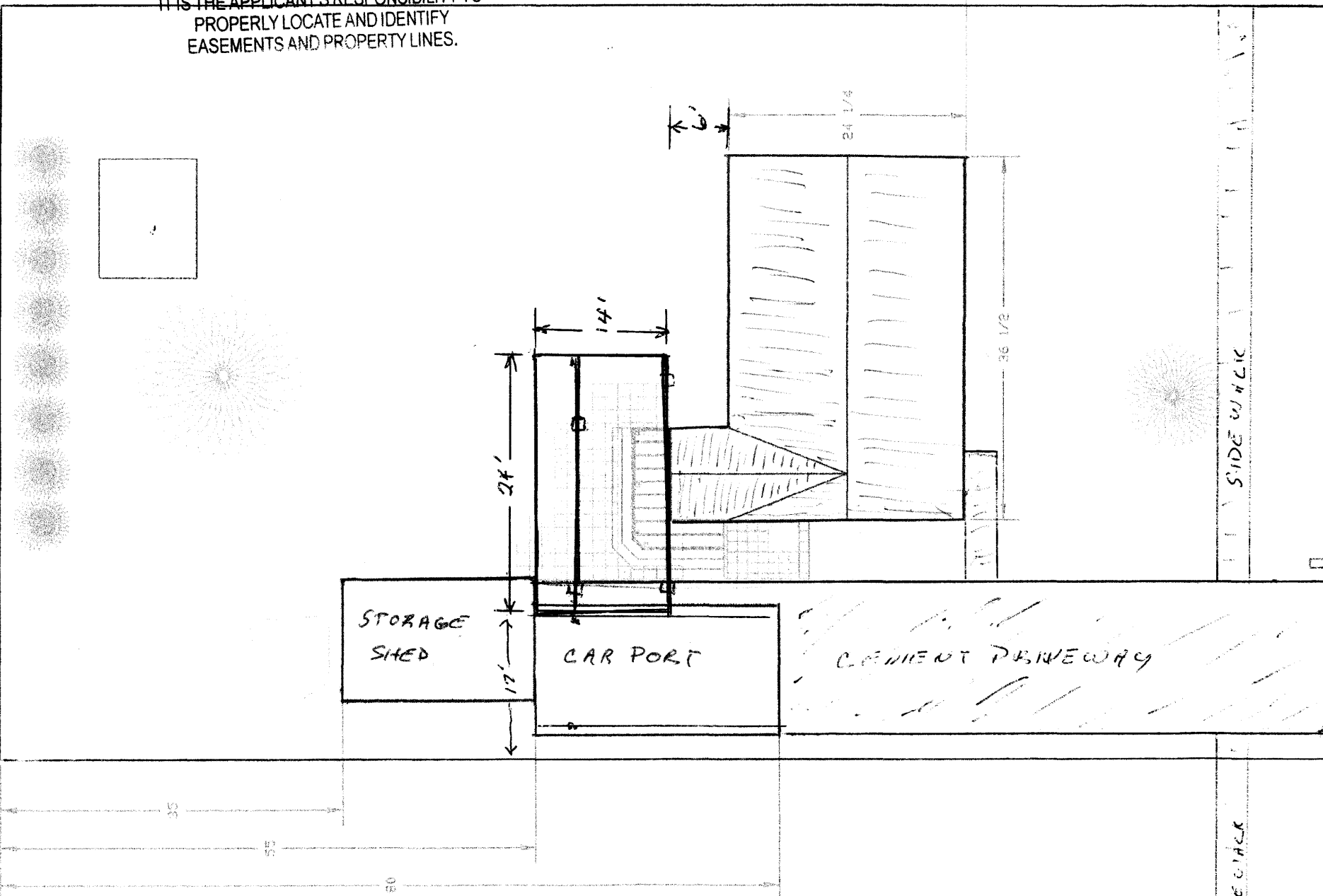
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

6-5-08

ACCEPTED. *Gaylene Henderson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

75' 3/4

125' 1/4



W. PARK VIEW 269