

FEE \$ <u>10<sup>00</sup></u>
TCP \$
SIF \$

# 12399-3  
**PLANNING CLEARANCE**

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

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 284 E Parkview Dr  
 Parcel No. 2945-252-23-012  
 Subdivision Parkview  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 240  
 Sq. Ft. of Lot / Parcel .216 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) N/A  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name David & Nan Stillwell  
 Address 284 E Parkview Dr  
 City / State / Zip GJ 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): porch Enclose (storage)

**APPLICANT INFORMATION:**

Name Steve Bridges  
 Address 279 E Parkview Dr  
 City / State / Zip GJ W 81503  
 Telephone 970 201 7447

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): enclose porch

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 PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 \_\_\_\_\_  
 Planning Approval [Signature] Date 2/16/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>porch enclosed</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-16-2010</u>			

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



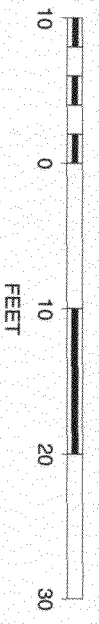
284 E PARKVIEW DR

284 E PARKVIEW DR

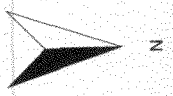
282 E PARKVIEW DR

existing porch

SCALE 1 : 158



ACCEPTED *Melinda Spurr*  
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/OR EPTPL.



2x6 Pressure Bloc 2x6 from  
Attached to 16 studs  
4 ea

corrugated metal Roofing  
over 30 lb felt over  
OSB.

New 2x6 Framing  
2x4 Furring to Acromate R 38

Existing 2x6  
Beam

Existing  
house

Existing opening Fill in w/  
2x4 Framing

Existing  
opening  
add  
3'6" Door  
no Framing  
Required

Existing opening  
Frame in w/ 2x4 16 OC

2x4  
Existing Framing

1x8x1/2  
OSB  
New

8" Thick Existing Slab

North Elev Same,  
South w/ new 2x6

South Eave

