

FEE \$ 500

BLDG PERMIT NO. 4857B

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

3023-0973-015 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2710 Caribbean Dr TAX SCHEDULE NO. 2701-253-05-010
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320 ^{sq}/ft
 FILING 4 BLK - LOT 10 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Mr & Mrs Pond NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2710 Caribbean
 (1) TELEPHONE 242-5264 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT BR Coust USE OF EXISTING BLDGS Living Room space
 (2) ADDRESS 117 1/2 William Dr. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 523-0141 NEW Addition Living space (16x20)
S/F - no change

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35'
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

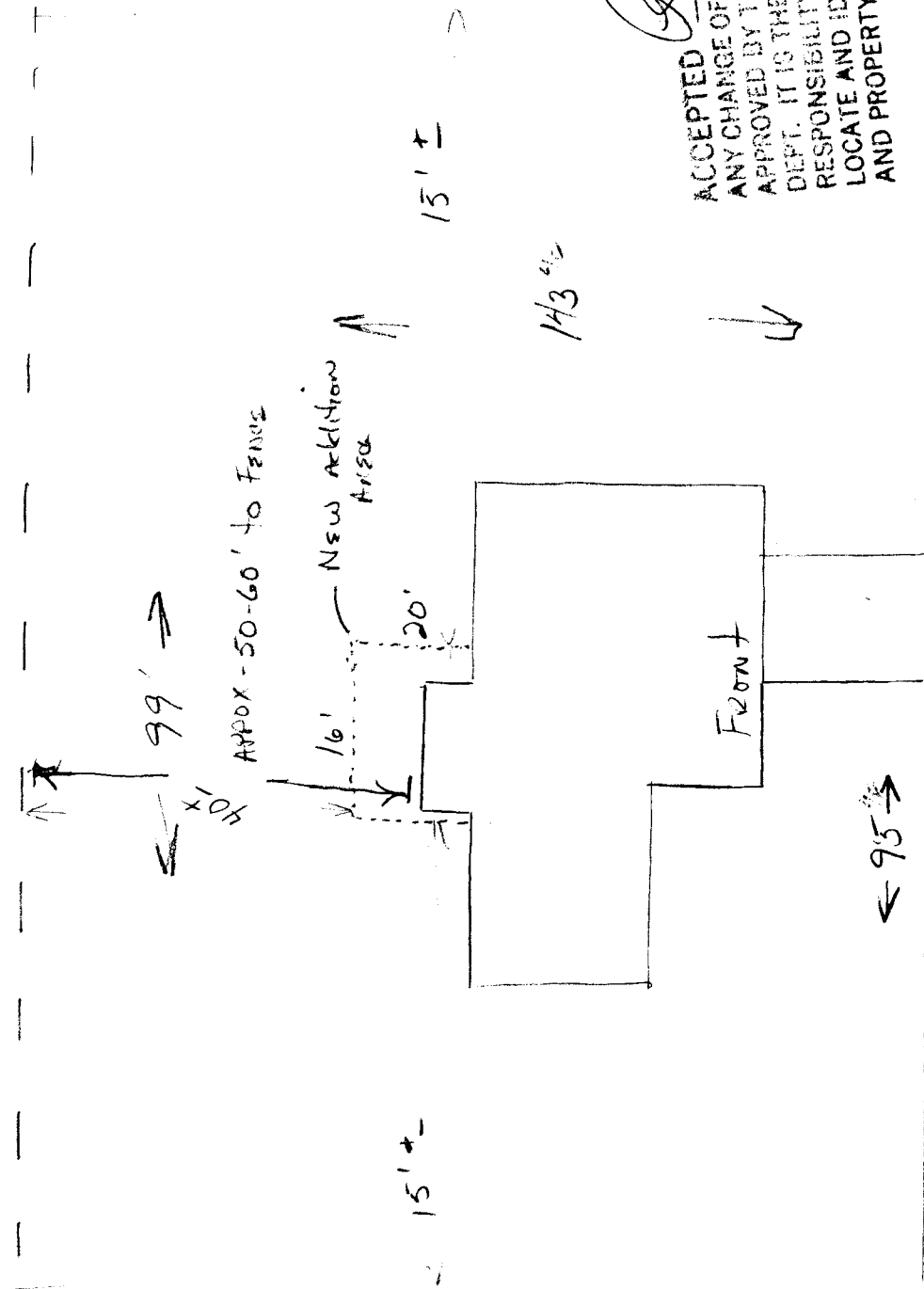
Applicant Signature Craig Pauter Date 5-3-94
 Department Approval Gronnie Edwards Date 5/3/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Jtility Accounting Millie Fowler Date 5-3-94

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

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

Site Plan
2710 Caribbean Dr



Gonnie Edwards
5/3/94

ACCEPTED
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.

2710 Caribbean Dr.

BT & Const
117 1/2 William St.
Grand Set Co 523-0141

