

FEE \$ 10.00

BLDG PERMIT NO. 89971

TCP \$500.00

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 21667 Paradise Dr TAX SCHEDULE NO. 2701-264-08-033
SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
FILING 3 BLK 8 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1600
(1) OWNER Just Companies Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 17116 N 18th St, 60
(1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT USE OF EXISTING BLDGS Single Family
(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE Single Family Dwelling

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
Side 7' from PL Rear 30' from PL
Maximum Height 30'
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).

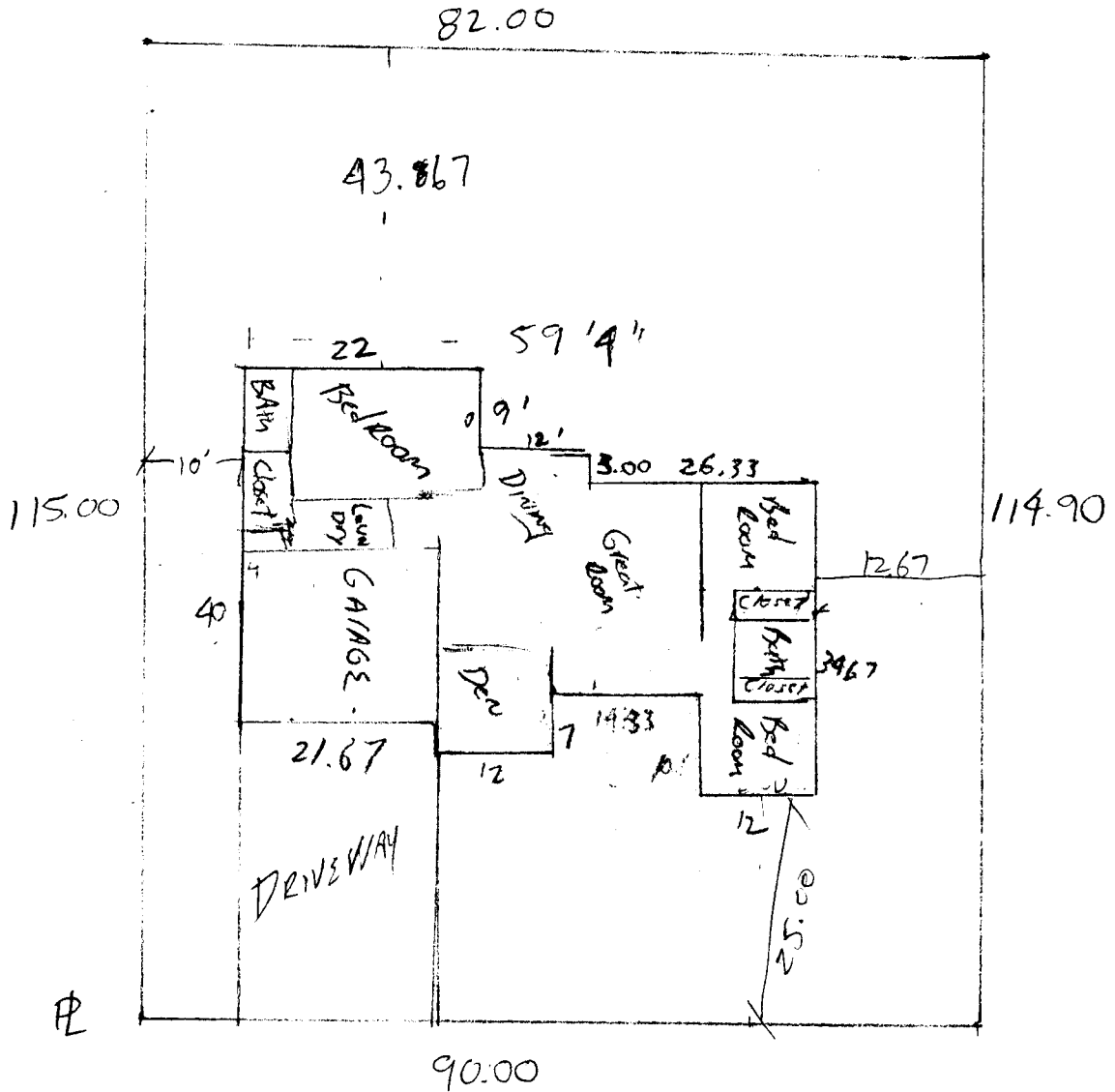
Applicant Signature [Signature] Date 9/30/94
Department Approval [Signature] Date 9-30-94

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 7876
Utility Accounting [Signature] Date 9-30-94

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)

ACCEPTED MP 9-30-94  
 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.



2667 PARADISE DR.

Lot 1 Block 8  
 Filing # 3  
 PARADISE HILLS  
 Subdivision  
 1" = 20'