

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 52125

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

3023-0978-02-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2711 Caribbean Dr TAX SCHEDULE NO. 2701-253-04-020  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 296 sq/ft.  
 FILING 4 BLK \_\_\_\_\_ LOT 15 SQ. FT. OF EXISTING BLDG(S) 1550 sq/ft.  
 (1) OWNER Shirley Howell NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2711 Caribbean Dr.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT BJR Const. USE OF EXISTING BLDGS House / Garage  
 (2) ADDRESS 117 1/2 William Dr. Grand DESCRIPTION OF WORK AND INTENDED USE: Addition  
 (2) TELEPHONE 523-0141 to house for Family Room

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) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height 32'  
 CENS.T. 16 T.ZONE 13 ANN# \_\_\_\_\_

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).

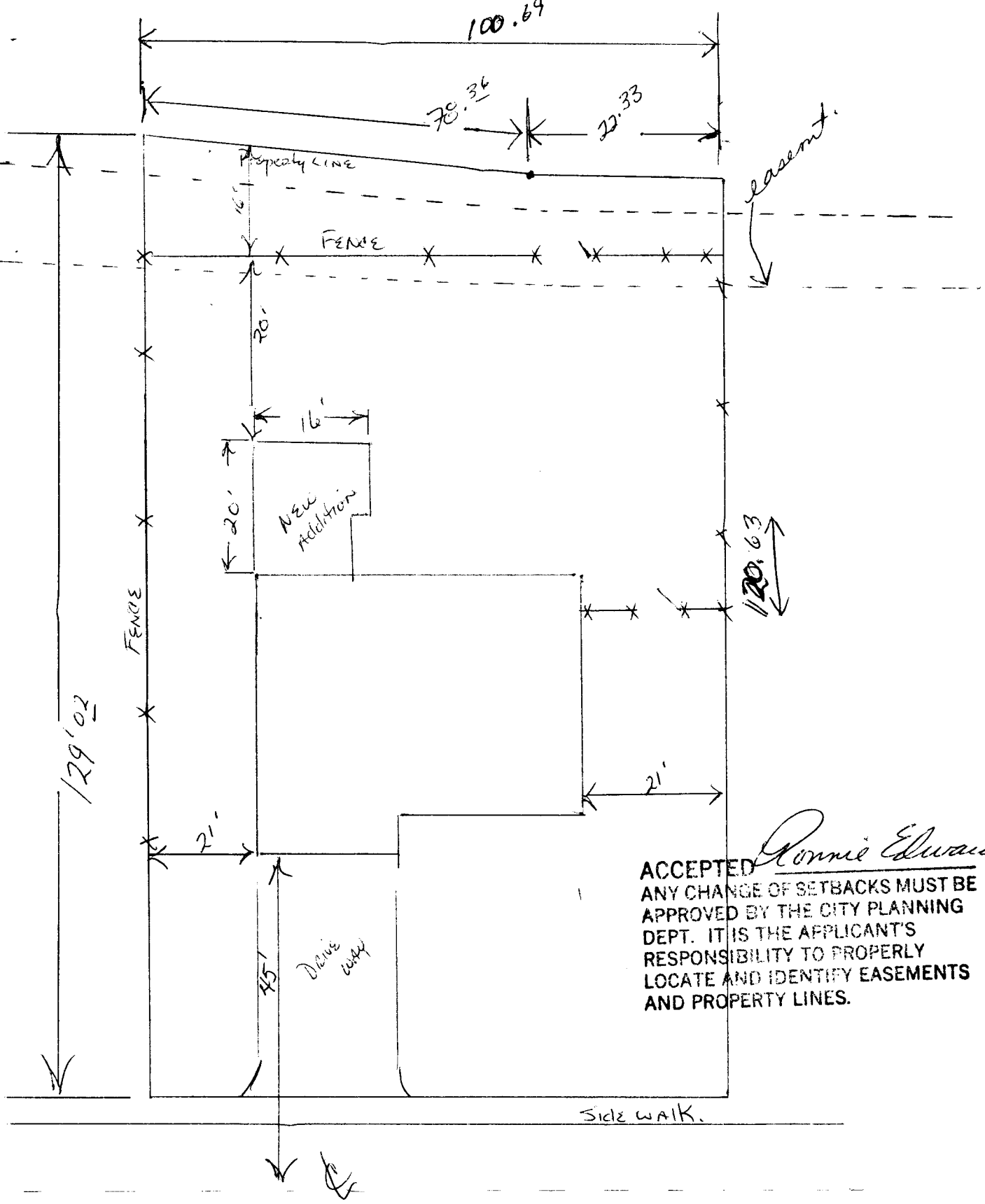
Applicant Signature Craig H. Peltier Date 4-20-95  
 Department Approval Ronnie Edwards Date 4-20-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A no change in S/F use

Utility Accounting Millie Souler Date 4-20-95

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)



ACCEPTED *Ronnie Edwards* 4/28/95  
 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.

Location - 2711 Caribbean Dr.  
 # 2701-253-04-020  
 BIR CONST.  
 117 1/2 William Dr.  
 523-0141