

FEE \$ 10.00
TCP \$ 425.00

BLDG PERMIT NO. 54726

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

Handwritten initials/signature

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2715 Eden Ct TAX SCHEDULE NO. 2701-253-07-019
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
 FILING # 7 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Gregory J. Tapp NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2410 Hudson Valley Rd
 (1) TELEPHONE 243-1357 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME ↑ USE OF EXISTING BLDGS Single Family Home
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: ↑
 (2) TELEPHONE _____

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 R5F-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) Parking Req'mt 2 spaces
 or 45 from center of ROW, whichever is greater
 Side 5 from PL Rear 25 from PL Special Conditions _____
 Maximum Height 32'
 CENS.T. 16 T.ZONE 13 ANN# 256

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).

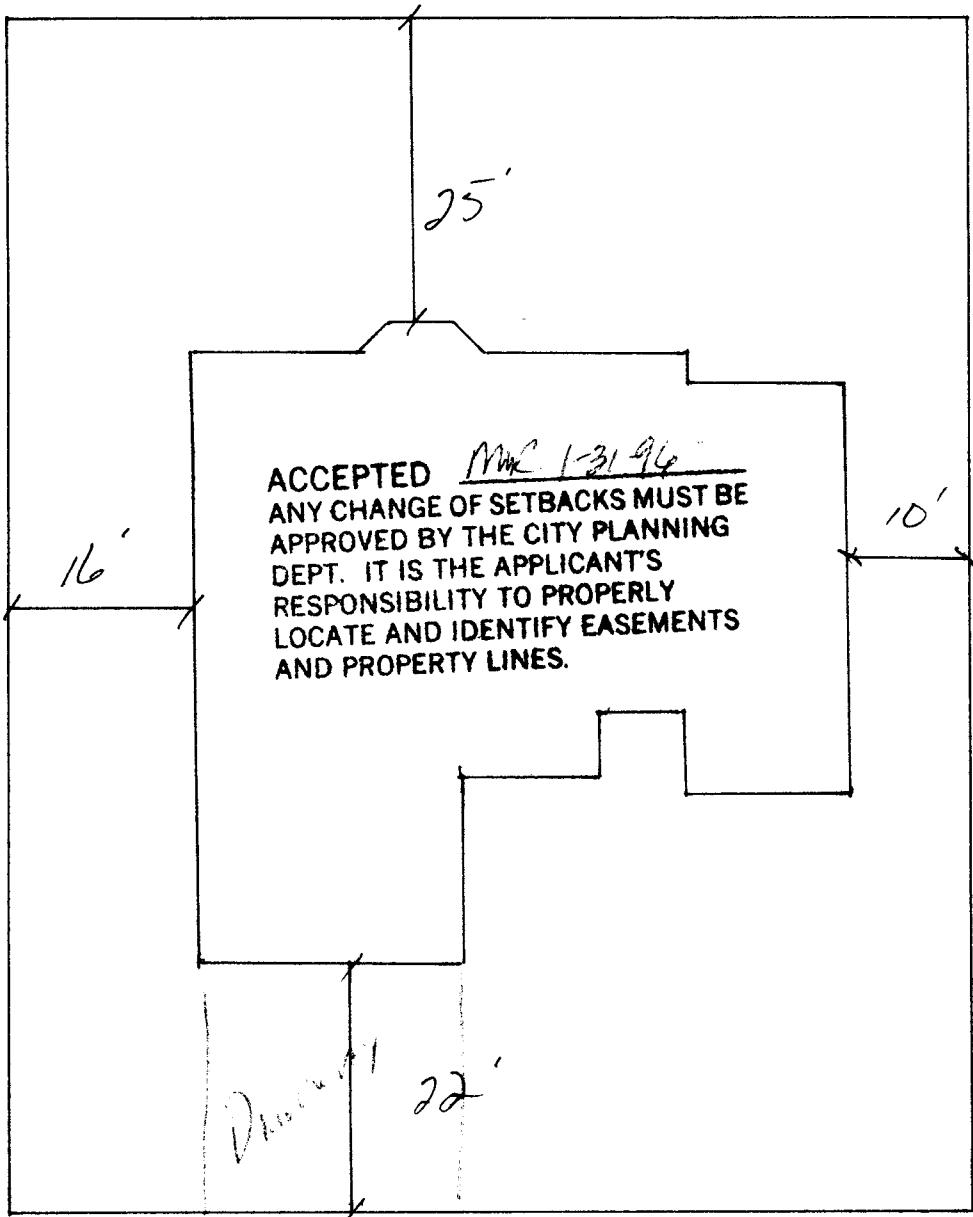
Applicant Signature [Signature] Date 1/31/96
 Department Approval [Signature] Date 1-31-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8905
 Utility Accounting Jackie S. Berry Date 1/31/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-6-20 Grand Junction Zoning & Development Code)

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

80'



180' →

100'

Driveway 22'

Eden Ct.

2718 EDEN CT.
 LOT 19 BLOCK 3
 FILING # 7
 PARADISE HILLS

DRIVEWAY Location OK
 J. K. Chila
 1-31-96