

FEE \$ - 10.00  
TCP \$ 425.00

BLDG PERMIT NO. 54788

JCP  
PC

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

3023-3290-01 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2721 EDEN CT. TAX SCHEDULE NO. 2701-253-07-021

SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900

FILING 7 BLK 3 LOT 21 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER 7 JOINT VENTURE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2721

(1) TELEPHONE (970) 434-0228 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT 7 JOINT VENTURE USE OF EXISTING BLDGS NONE  
CONTACT LEEDS FOYIL - 260-3545

(2) ADDRESS 3076 F. H. G. CO. ST. DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE (970) 434-0228 NEW CONSTRUCTION - S/F

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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater  
Side 5' from PL Rear 25' 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 Leeds Foyil Date 1-18-96

Department Approval Marcia Babidemp Date 1-18-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8880 - S/F

Utility Accounting Miller Fowler Date 1-18-96

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

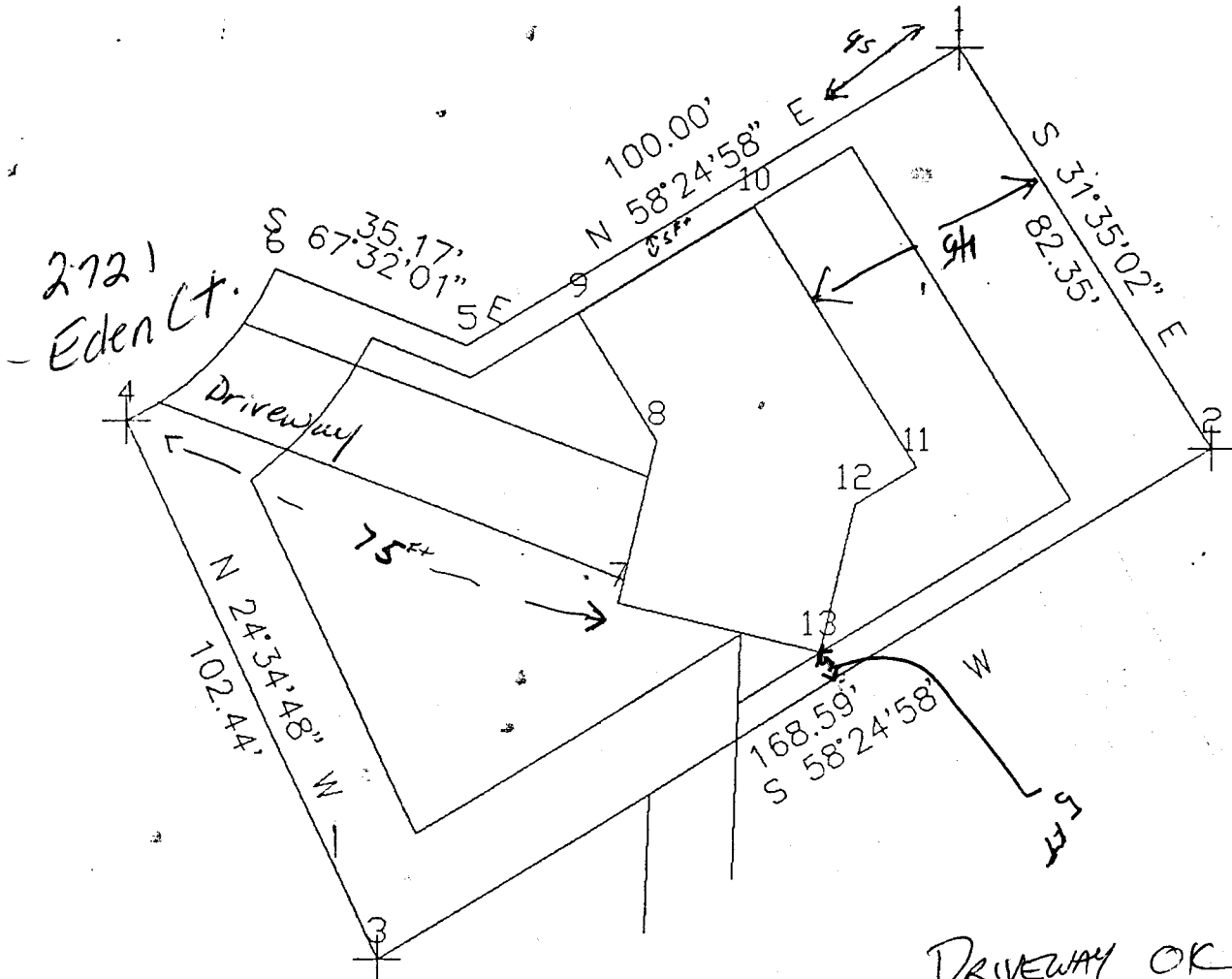
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FRONT SET BACK---25FEET

REAR SET BACK---25 FEET

SIDE SET BACK--5ft

ACCEPTED *ml 1-18-96*  
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.



DRIVEWAY OK  
*Joy Klida*  
1-18-96

Need actual Set backs