

FEE \$ Pf w/ VAR 96-35  
TCP \$ NA

BLDG PERMIT NO. 55762

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2676 N Road TAX SCHEDULE NO. 2701-264-25-001  
SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168 sf  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1850 sf  
(1) OWNER Mark & Lori Dearth NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(1) ADDRESS 2676 N Road  
(1) TELEPHONE 245-9068 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(2) APPLICANT Mark & Lori Dearth USE OF EXISTING BLDGS 1  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: 12' x 14'  
(2) TELEPHONE \_\_\_\_\_ room addition to existing house

**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 NA  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 7 from PL Rear 20 \* from PL Special Conditions Rear Yard Variance  
Maximum Height 32 granted 3/13/96 BOA  
CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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 Lori S Dearth Date 4-8-96

Department Approval Linton L. Adwick Date 4/8/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3023-3030-01-1

Utility Accounting Chris [Signature] Date 4-8-96

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)

