

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 102750

Call when ready

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 828 Bermuda Ct. TAX SCHEDULE NO. 2701-264-29-004
 SUBDIVISION Paradise Carnar SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING — BLK — LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Robert L. Dussay NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 29 1/2 Rd.
 (1) TELEPHONE 260-6464 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT R. Dussay USE OF EXISTING BLDGS Residence
 (2) ADDRESS " " DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE " " Residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 14 TRAFFIC 13 ANN#

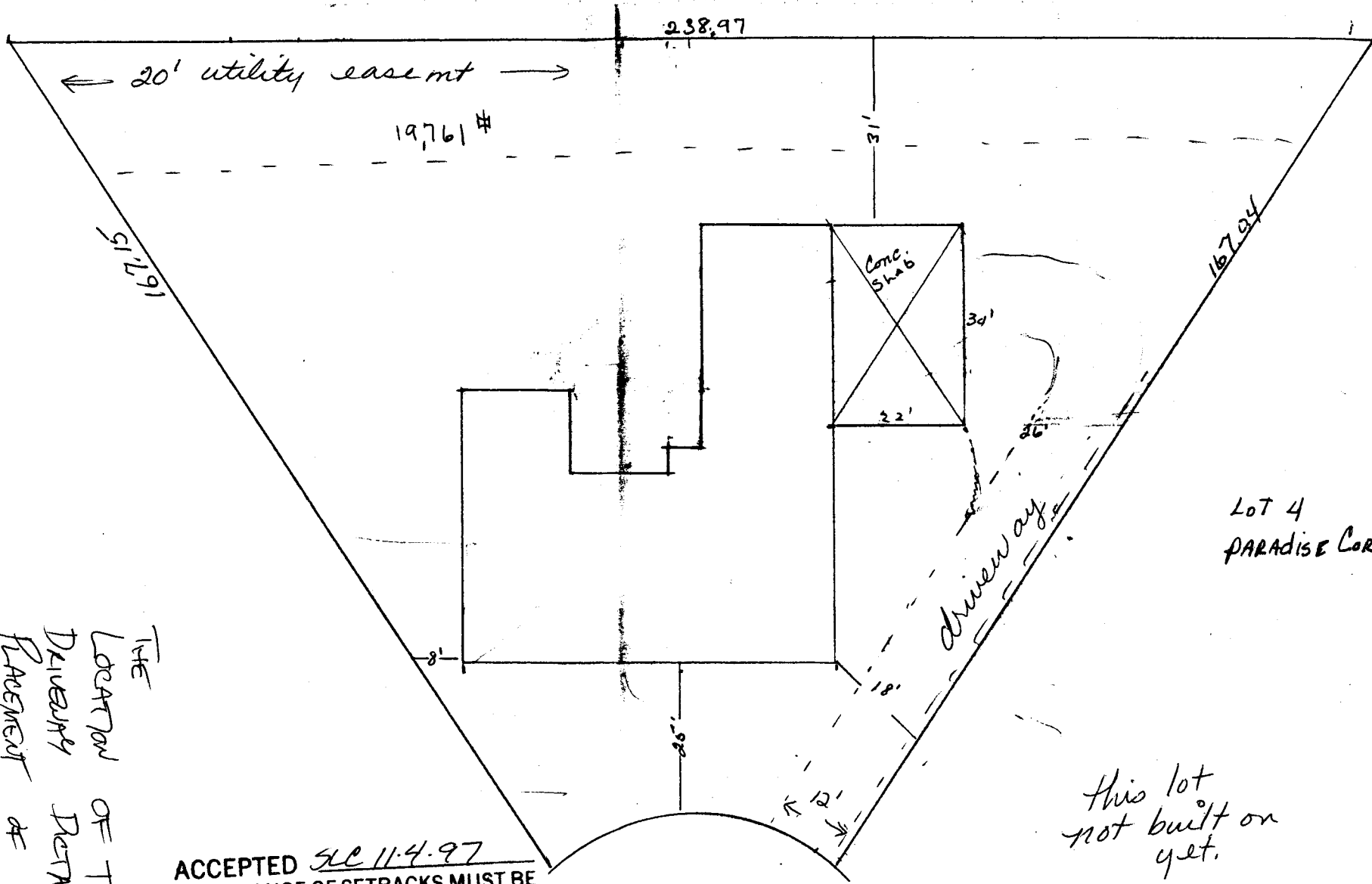
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 R. Dussay Date 11-2-97
 Department Approval Antonia Costello Date 11-4-97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10677
 Utility Accounting J. Adams Date 11-4-97

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)



LOT 4
PARADISE CORN

this lot
not built on
yet.

828 Bermuda Ct.

ACCEPTED 5/11/97
 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.

THE
 LOCATION OF THIS
 DRIVEWAY DETERMINES THE
 PLACEMENT OF THE
 DRIVEWAY ON THE ADDRESS
 LOT MUST BE LOCATED
 AT LEAST 10' AWAY.
 JML
 11-3-97