

FEE \$	10 -
TCP \$	- 0 -
SIF \$	- 0 -



BLDG PERMIT NO. 60364

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

BLDG ADDRESS 834 Bermuda Ct TAX SCHEDULE NO. 2701-264-29-007

SUBDIVISION Paradise Corner SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3100

FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Jim + Naome Heaps NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1340 N. 18th

(1) TELEPHONE 244-8407 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Distinction Design USE OF EXISTING BLDGS _____

(2) ADDRESS 1255 21 RD DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 858-9091 New SINGLE FAMILY HOME

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 3590

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 16 TRAFFIC 13 ANNEX# _____

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 995, 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 5-20-97

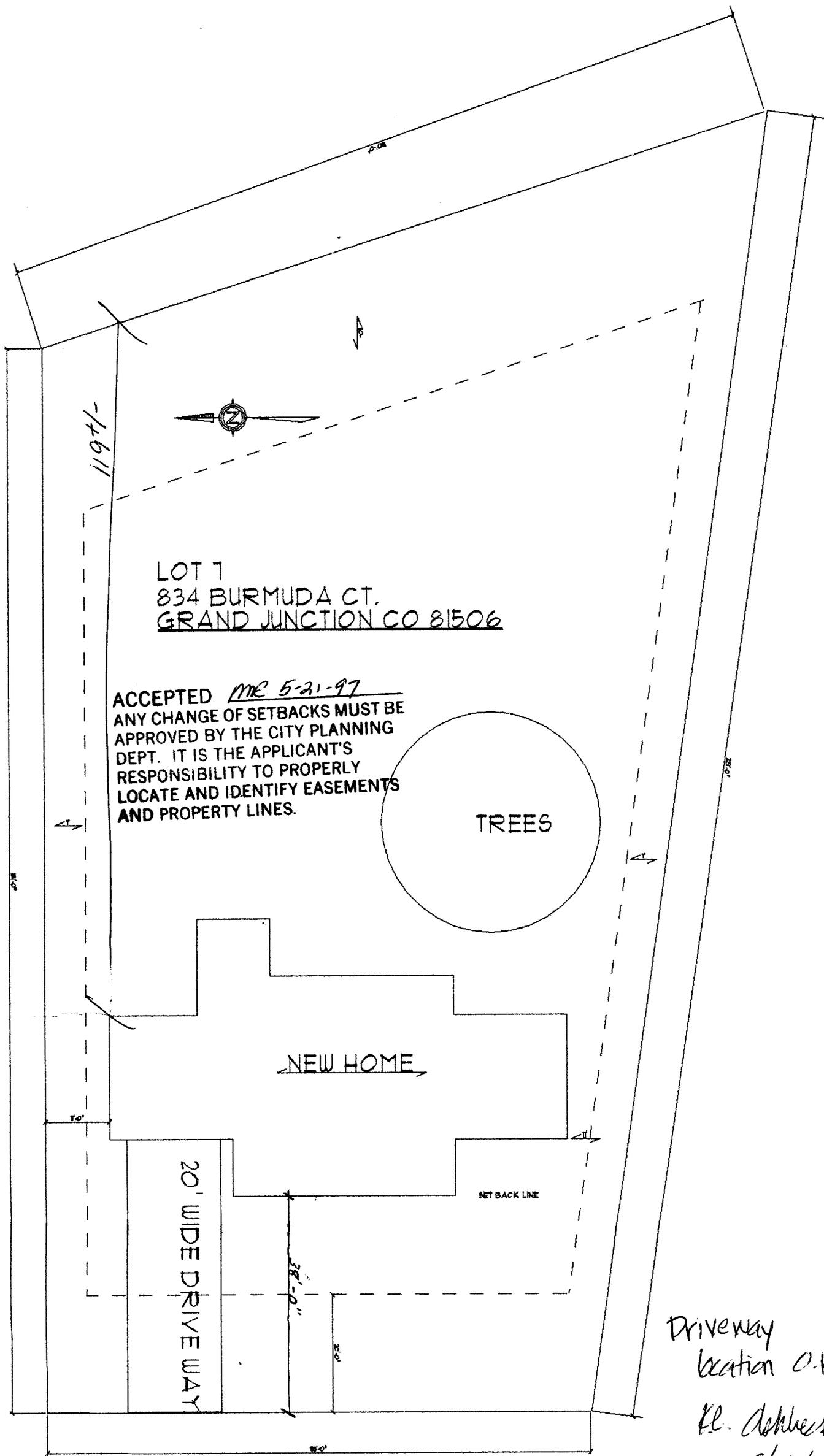
Department Approval [Signature] Date 5-21-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10203

Utility Accounting [Signature] Date 5/21/97

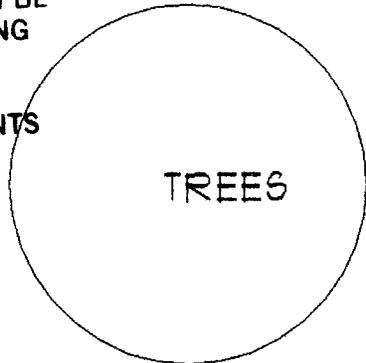
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



LOT 7
834 BURMUDA CT.
GRAND JUNCTION CO 81506

ACCEPTED MR 5-21-97
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.



NEW HOME

20' WIDE DRIVEWAY

SET BACK LINE

834 BURMUDA CT.

Driveway
location O.K.
R. Dehbeck
5/21/97