

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 59563

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 803 SAMOAN DR TAX SCHEDULE NO. 2701-264-02-017  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 54  
 FILING 1 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 2000  
 (1) OWNER Bob Jacobsen NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 803 SAMOAN NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Cooper Const. USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 581 Aquana ST. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 434-0952 Breakfast Nook

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 2  
 or 45' from center of ROW, whichever is greater  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

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 Michael A. Cooper Date 3-18-97  
 Department Approval Santa Costello Date 3-18-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO W/O No. 30230610-03-6  
 Utility Accounting See above Date 3-18-97

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)

Paradise

109

Proposed Addition

9'

24'

45'

60'

Existing House

ACCEPTED SLC 3/18/97  
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.

SAMEAN