

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



BLDG PERMIT NO. 219241

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 831 Bermuda Ct TAX SCHEDULE NO. 2701-264-29-003  
 SUBDIVISION Paradise Corner SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400<sup>sq</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Robert Dunsen 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 Dunsen USE OF EXISTING BLDGS NA  
 (2) ADDRESS 690 29 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 260-6464 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 5' from center of ROW, whichever is greater  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 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 Dunsen Date 4/24/98

Department Approval Stacy Costello Date 5-4-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11251

Utility Accounting Judy Hope Date 5/4/98

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)

831 Bermuda Ct

N00°07'50"W

20' utility, irrigation, & drainage

S77°46'01"W 134.29

LOT 3

20216 SF.  
0.46 AC.

162.49

N34°20'43"E 167.04

ACCEPTED *SLC 5-4-98*  
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.

PERMITS LOCATION O.K.  
*W. Ashlock* 4/24/98

20' utility, irrigation, & drainage

60.75

P.O.B.

N89°52'10"W

= 4723.96

831 Bermuda Ct

N00°07'50"W

20' utility, irrigation, & dr

S77°46'01"W 134.29

LOT 3

20216 SF.  
0.46 AC.

162.49

N34°20'43"E 187.04

ACCEPTED 5-4-98 Bermuda Ct  
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. 7-8-98

PERMITS LOCATED O.K.  
W. Ashby 1/24/98

20' utility, irrig

60.75

P.O.B.

N89°52'10"W

= 4723.96