

FEE \$	10 ⁰⁰
FCP \$	—
SIF \$	—



BLDG PERMIT NO. 03517

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

16798-10771

BLDG ADDRESS 2683 DEL MAR DR. TAX SCHEDULE NO. 270126416007
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 390
 FILING 5 BLK 17 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1600
 (1) OWNER JIM JEFFRIES NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2683 DEL MAR DR NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243 6138 USE OF EXISTING BLDGS HOME
 (2) APPLICANT JIM JEFFRIES DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ FAMILY ROOM/BATHROOM ADDITION

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 _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height 32' CENSUS 16 TRAFFIC 13 ANNX# _____

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 Jim P. Jeffries Date 1/9/98
 Department Approval Ronnie Edwards Date 1/9/98

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

Utility Accounting AS Date 1-9-98

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)

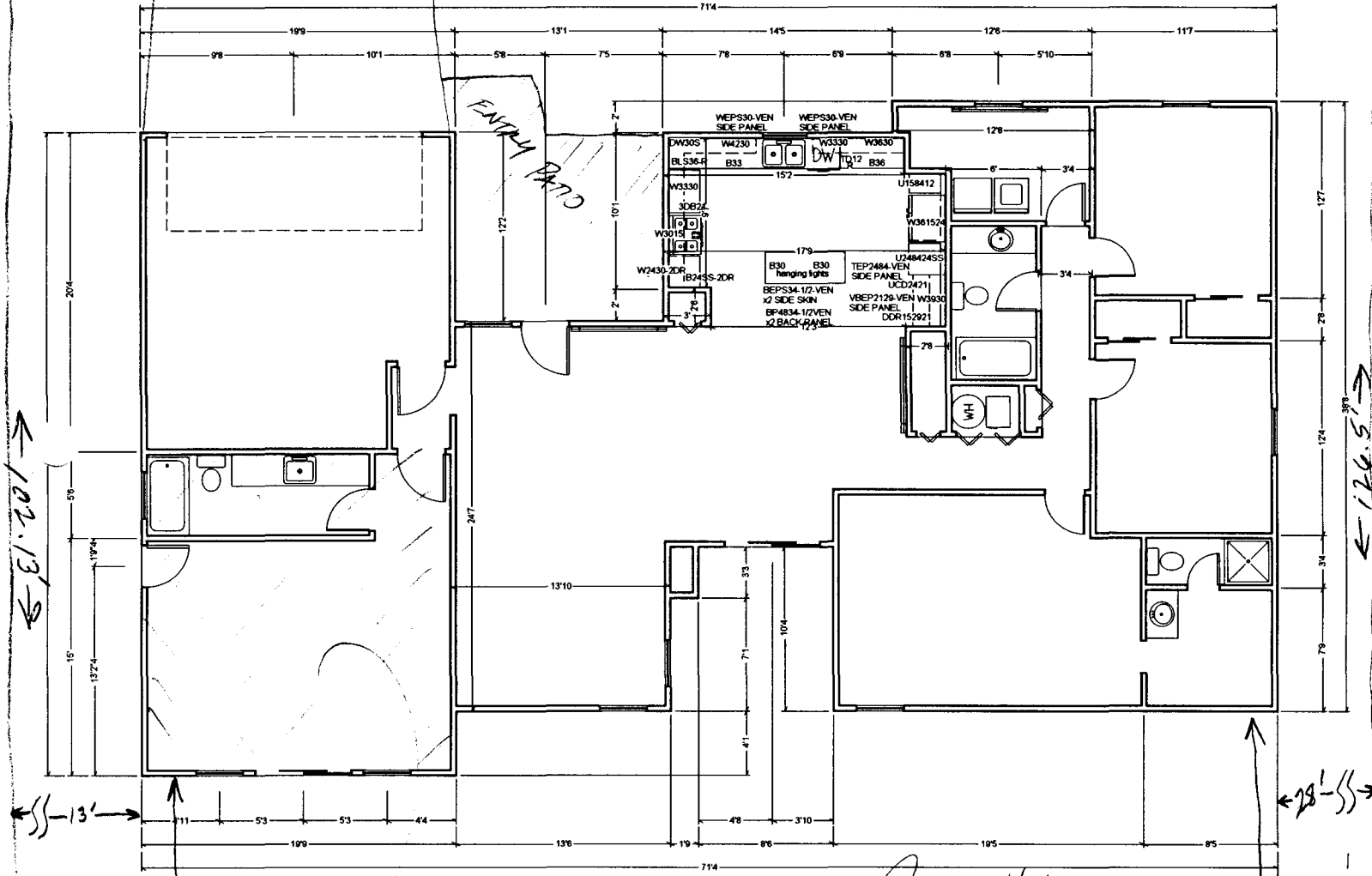
DEL MAR DRIVE

← 122.58' →

← 19' →

TRUCK DRIVE

JIM VERPPPIES
2689 DELMAR DR.
343-0138



← 102.13' →

← 126.5' →

← 13' →

← 28'-5" →

← 18' →

A57120N

ACCEPTED Donnie 1/4/98
 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.

SIDE PROPERTY LINE

37'

UTILITY EASEMENT

REAR PROPERTY LINE

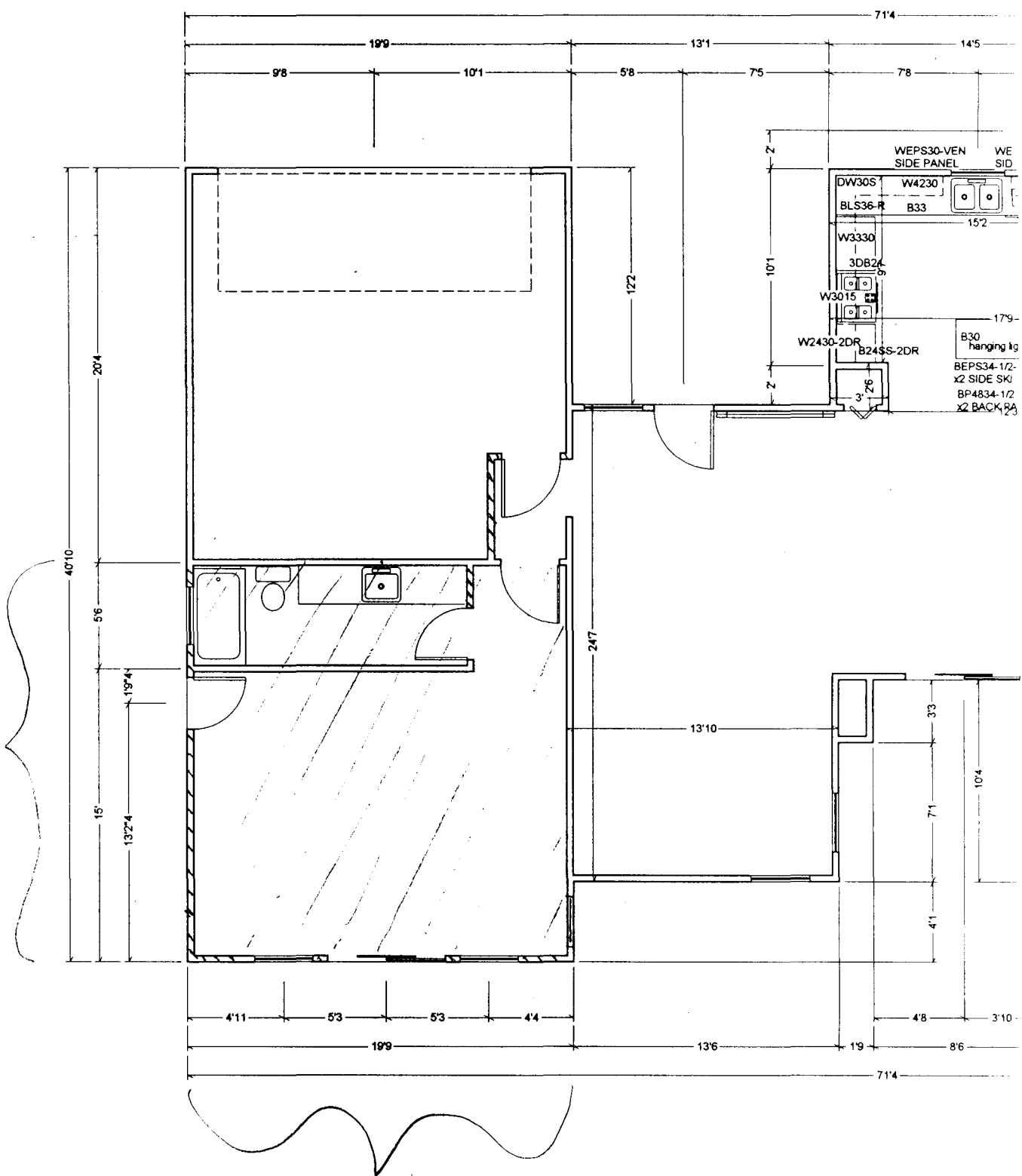
← 87.5' →

42'

CURB BELT EASEMENT

DEL MAR DR

N



NEW

ADDITION
 2683 DEL MAR DR.
 San JEROME
 243-6138