

FEE \$	10 <sup>00</sup>
TCP \$	425 <sup>00</sup>
SIF \$	0



BLDG PERMIT NO. 104274

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2719 Eden Ct. TAX SCHEDULE NO. 2701-253-07-022  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED (BLDG(S))/ADDITION 1600 sq. ft.  
 FILING 7 BLK 3 LOT 22 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Ben Reiner NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2719 Eden Ct. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 260-6671 USE OF EXISTING BLDGS Residence  
 (2) APPLICANT Pinon Crest. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 1531 Pinon Ave new home  
 (2) TELEPHONE 241-5991

**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-5 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 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 16 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 [Signature] Date 3-20-98

Department Approval [Signature] Date 3-23-98

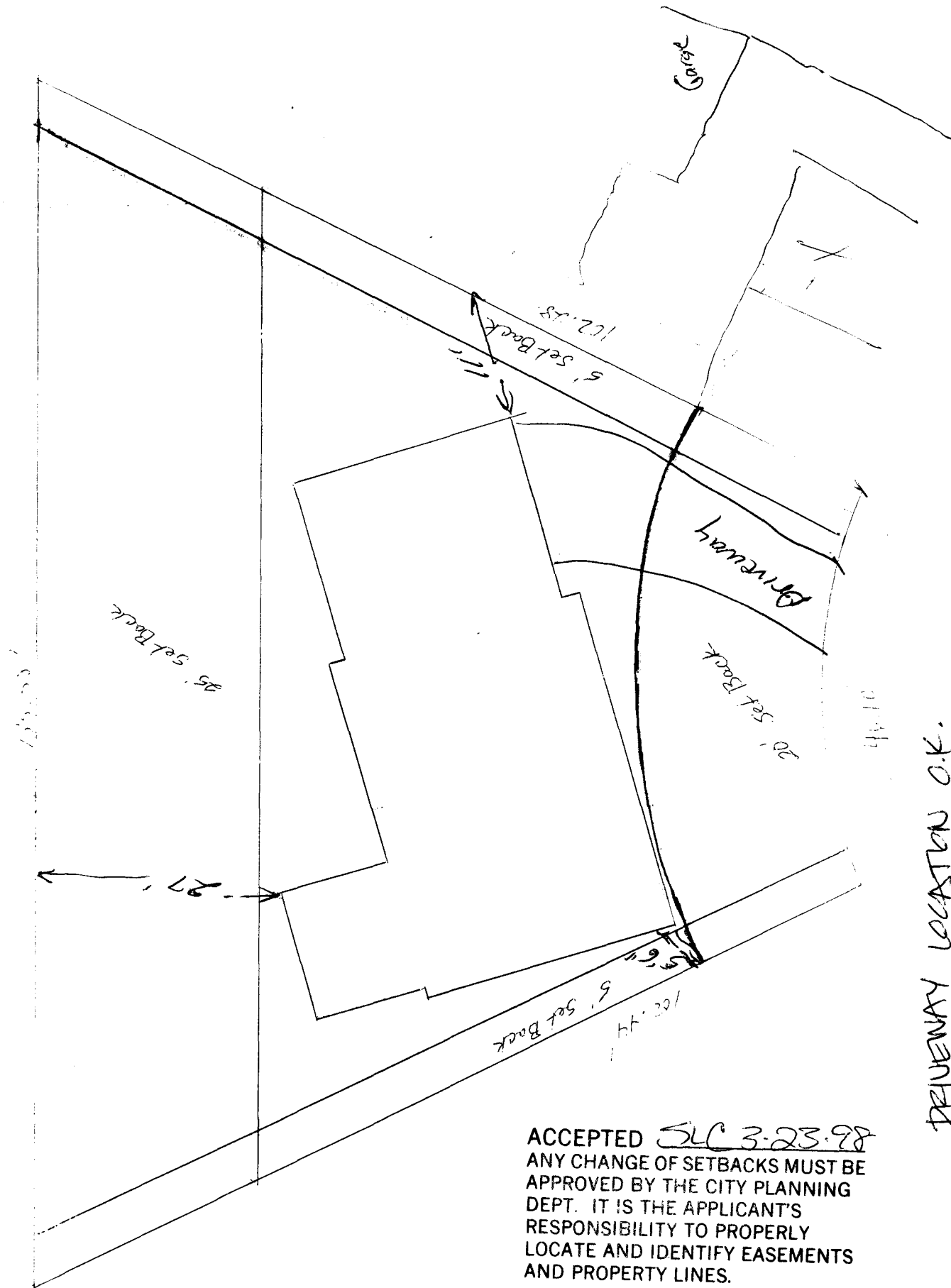
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11086

Utility Accounting [Signature] Date 3/23/98

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)

2719 Glen Ct.



ACCEPTED SLC 3-23-98  
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.

DRIVEWAY LOCATION O.K.  
W. Ashford 3/23/98