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BLDG PERMIT NO. 05477

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2670 Paradise Drive TAX SCHEDULE NO. 2701.204.30.001  
 SUBDIVISION Steinkirchner SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900  
 FILING 1 BLK     LOT 1 SQ. FT. OF EXISTING BLDG(S) 2400 SF Single Family 144' Chd  
 (1) OWNER Joe & Jan Steinkirchner NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2670 Paradise DR  
 (1) TELEPHONE 2429390 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Joe Steinkirchner USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 2670 Paradise DR DESCRIPTION OF WORK AND INTENDED USE: Private Garage  
 (2) TELEPHONE 2429390

**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't      
 or 45' from center of ROW, whichever is greater Special Conditions      
 Side 3' from PL Rear 10' from PL  
 Maximum Height 32' CENSUS 14 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 Joseph Steinkirchner Date 6-1-98  
 Department Approval X. Valdez Date 6-2-98

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

Utility Accounting Williams Date 6-2-98

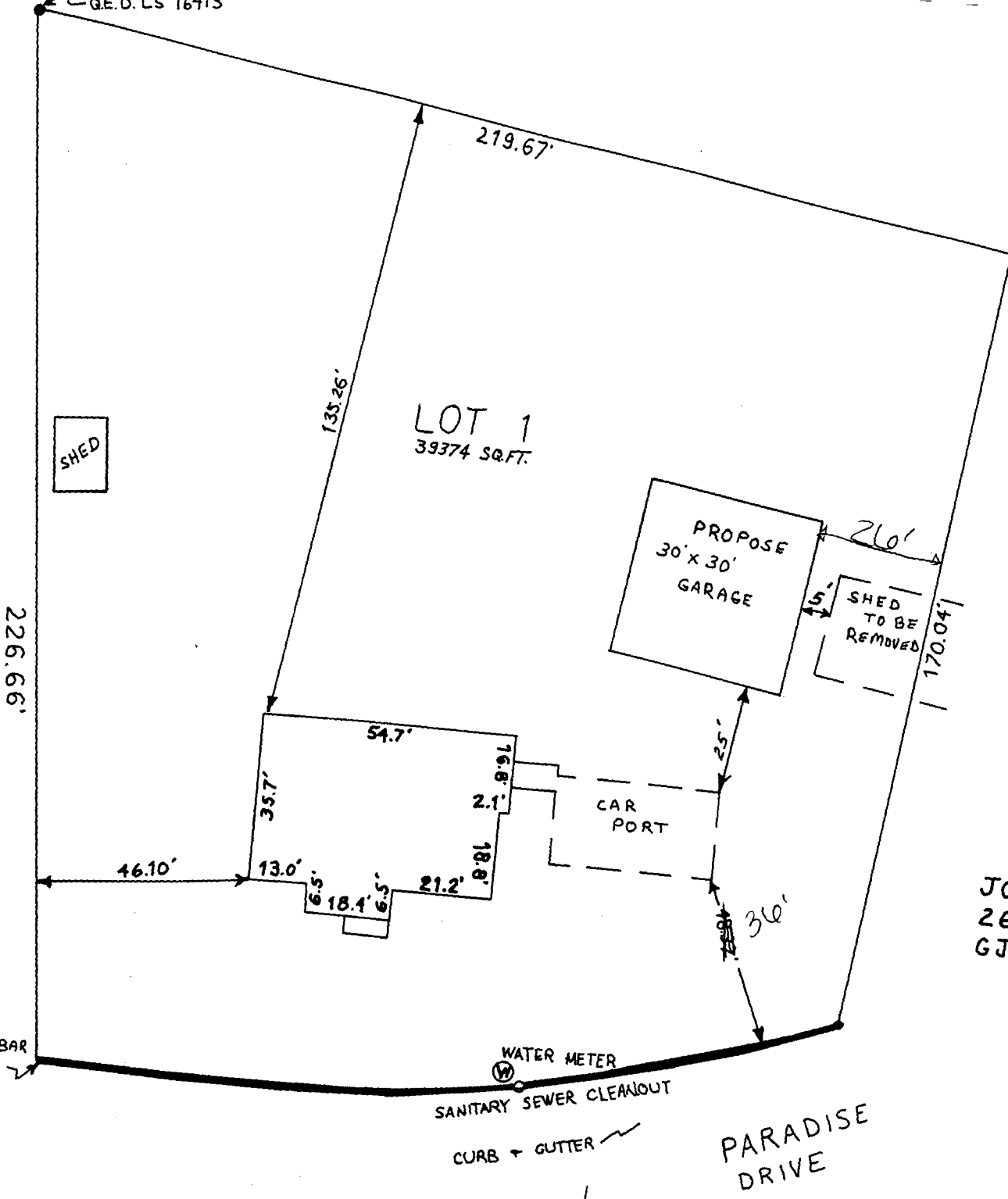
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

RSFY

GE.O. LS 16713

ACCEPTED XV 0-298  
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.



JOE STEINKIRCHNER  
2670 PARADISE DRIVE  
GJ, CO.

FOUND #5 REBAR  
NO CAP

WATER METER  
SANITARY SEWER CLEANOUT  
CURB + GUTTER

PARADISE DRIVE