

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



BLDG PERMIT NO. W6935

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

BLDG ADDRESS 2715 EAST MOUNTAIN TAX SCHEDULE NO. 2701-253-07-036

SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING #7 BLK 3 LOT 36 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER DALE HILL NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 656 WELLS CT

(1) TELEPHONE 242-7022 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT — USE OF EXISTING BLDGS N/A

(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: New Home

(2) TELEPHONE —

**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 3570

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

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 Dale L Hill Date 9-10-98

Department Approval Antonia Costello Date 9-16-98

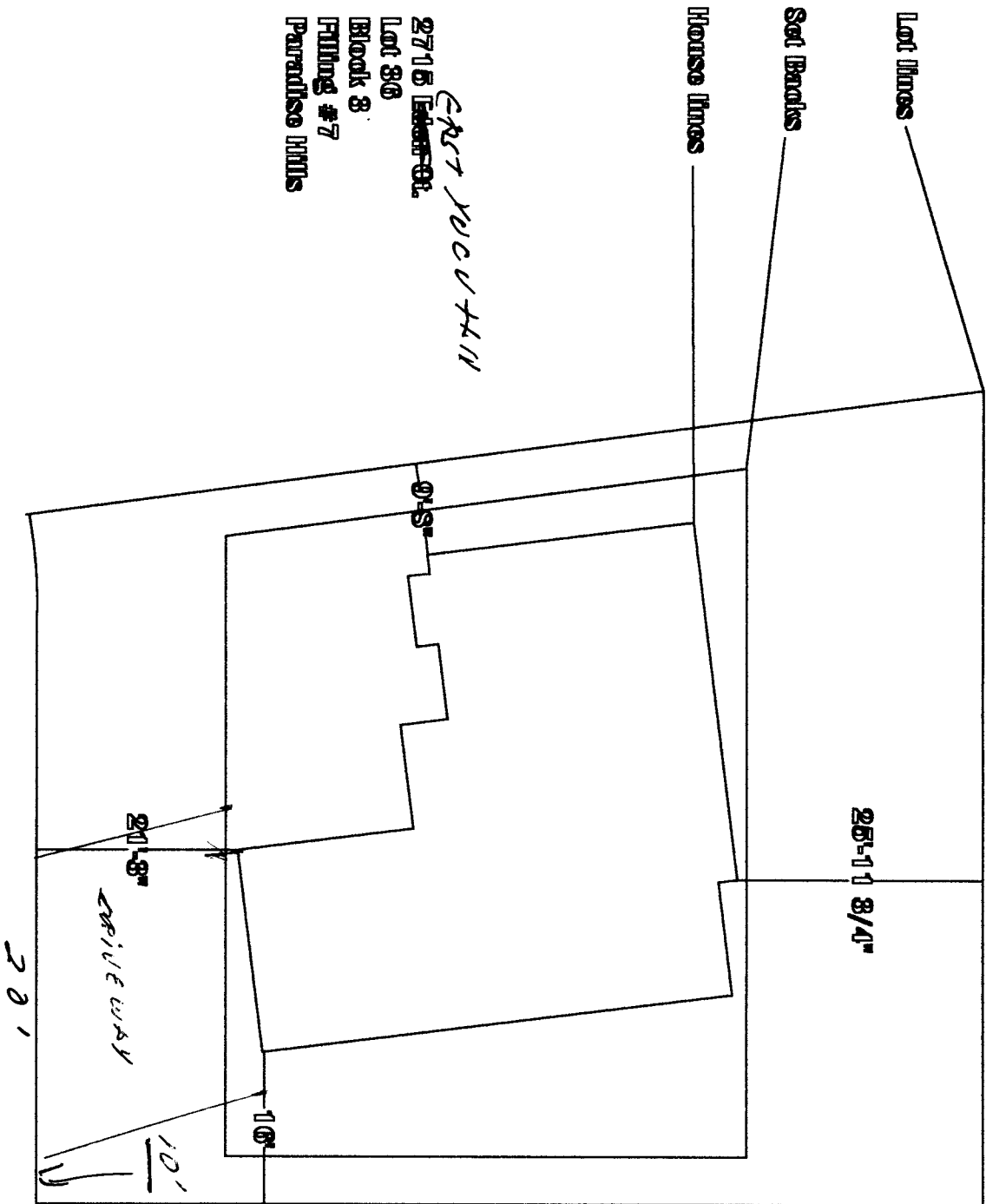
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11598 + R86656

Utility Accounting Richard Date 9-16-98

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)

*CRIST YOCUM*  
2715 Lakewood  
Lot 36  
Block 3  
Filing #7  
Paradise Hills



ACCEPTED SLC-9-16-98  
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.

*Paul Davis*  
9-17-98