

FEE \$	10 <sup>-</sup>
TCP \$	-
3IF \$	-

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 73144



Your Bridge to a Better Community

46849 27682 - Red Hart Court

BLDG ADDRESS 832 Bermuda Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 14 x 16

TAX SCHEDULE NO. 2701-264-29-006 SQ. FT. OF EXISTING BLDGS 3200 \$

SUBDIVISION Paradise Corner TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6

(1) OWNER Parker Call NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) ADDRESS 832 Bermuda Court NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction

(1) TELEPHONE 245-0560, wk 243-9681 USE OF EXISTING BUILDINGS home

(2) APPLICANT Parker Call DESCRIPTION OF WORK & INTENDED USE new shed

(2) ADDRESS 832 Bermuda Court TYPE OF HOME PROPOSED:  
\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 243-9681

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' to eave from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 16 TRAFFIC 13 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

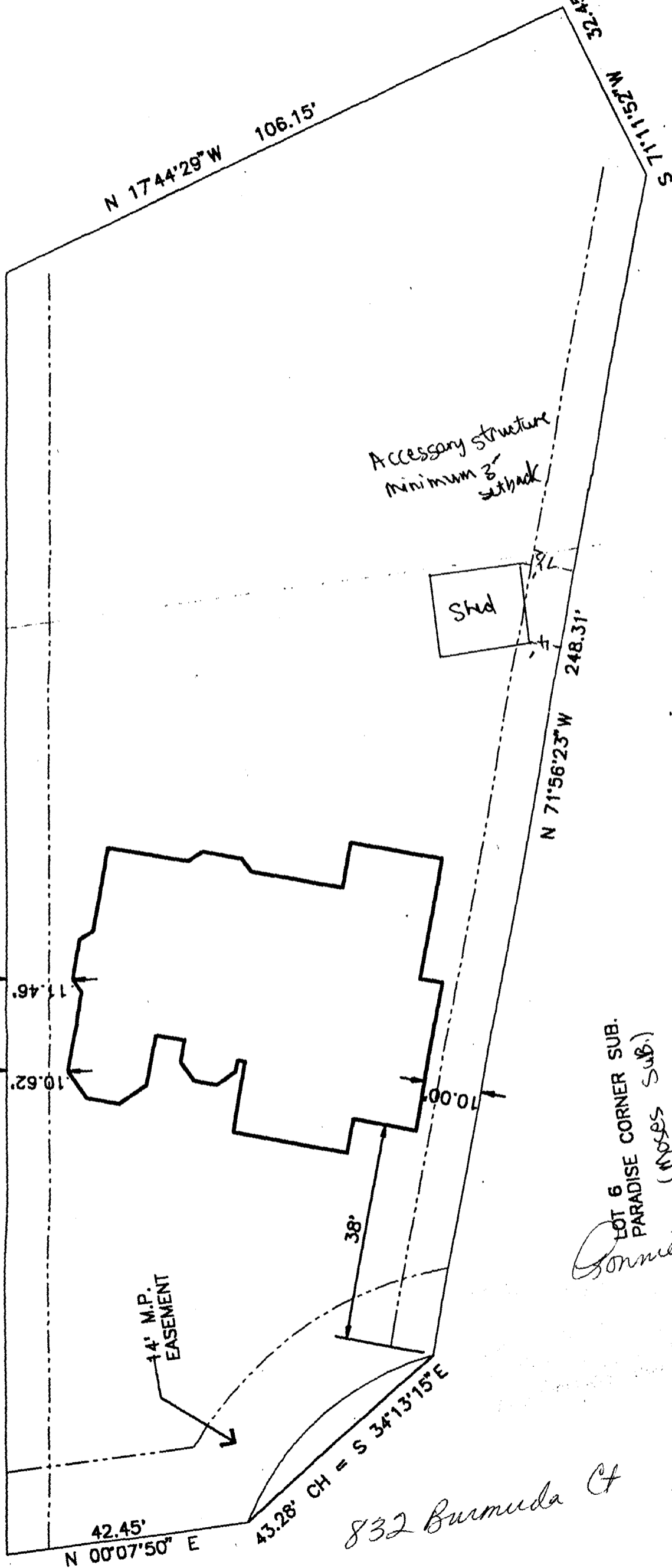
Applicant Signature Parker R. Call Date 12-6-99

Department Approval Ronnie Edwards Date 12-6-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no city in use</u>
Utility Accounting <u>Marshall Call</u>	Date <u>12/4/99</u>		

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)



LOT 6  
PARADISE CORNER SUB.  
(Moses Sub.)

Gonnie

12/6/99

**PLOT PLAN**  
SCALE 1" = 30'-0"

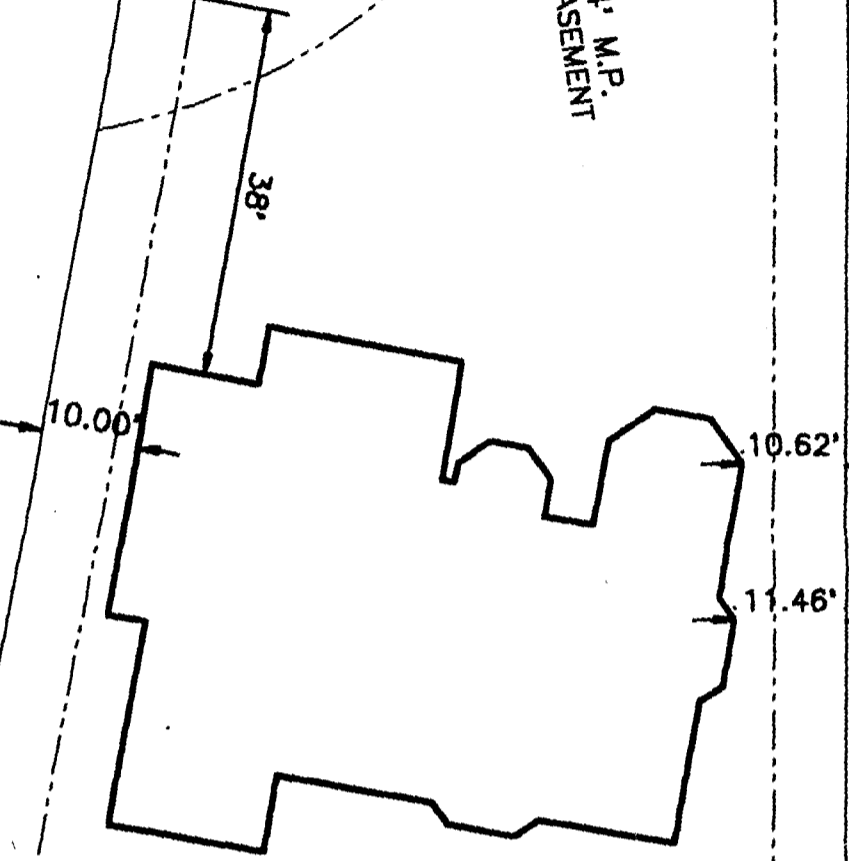
832 Bermuda Ct

**PLOT PLAN**

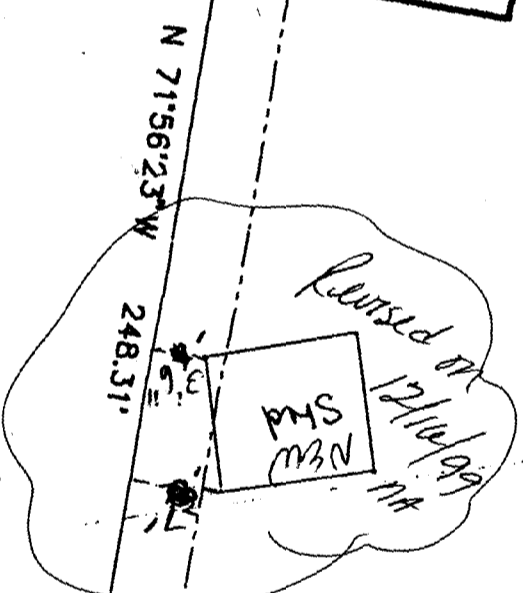
832 *Burkhardt*  
N 00°07'50" E 42.45'  
43.28' CH = S 34°13'15"E

LOT 6  
PARADISE CORNER SUB.  
(MOSES SUB.)

14' M.P.  
EASEMENT



S 81°56'11"E 222.87



Accessory Structure  
Minimum 3' setback

N 71°56'23"W 248.31'  
N 17°44'29"W 106.15'  
N 25°11'17" S 32.45'