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BLDG PERMIT NO. 71082

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

BLDG ADDRESS 2709 Caribbean Dr. TAX SCHEDULE NO. 2701-264-03-014
 SUBDIVISION Pinnacle Hill's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144 sq/ft.
 FILING BLK 1 LOT 16 SQ. FT. OF EXISTING BLDG(S) 2211 sq/ft.
 (1) OWNER MAX FLUCKINGER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2709 Caribbean Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT BIL BOND USE OF EXISTING BLDGS Resident (Home)
 (2) ADDRESS 3041 Gunnison Ave DESCRIPTION OF WORK AND INTENDED USE: Additions
 (2) TELEPHONE 970-323-0141 additions to so. side of house.

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 4.5' c/L from property line (PL) Parking Req'mt _____
 or 4.5' from center of ROW, whichever is greater Special Conditions _____
 Side 57' from PL Rear 30' from PL
 Maximum Height 32' 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 [Signature] Date 7-2-99
 Department Approval [Signature] Date 7-2-99

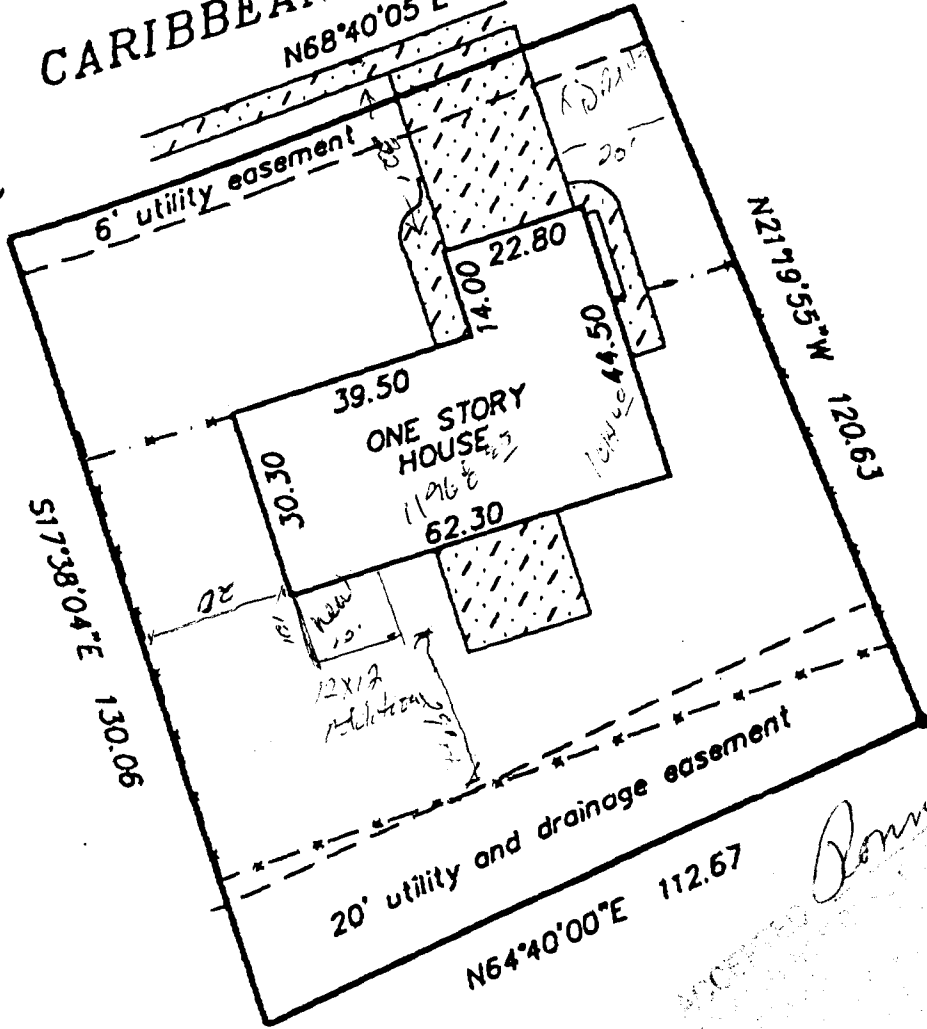
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 7-2-99

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)

OK 2 (3)

CARIBBEAN DRIVE

A=40.34
R=625.00
D=03°41'52"
B=S70°31'00"W
C=40.33
T=20.18



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

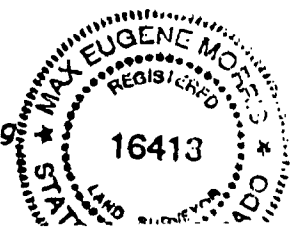
LOT 16 BLOCK 1
PARADISE HILLS, FILING #4A
MESA COUNTY, COLORADO

IMPROVEMENT LOCATION CERTIFICATE

WESTERN COLORADO TITLE 93-7-4M

TAX ID NO. 2701-264-03-016

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on its date, 7/26/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



7/2/99
RECORDED
MESA COUNTY, COLORADO
7/2/99