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

BLDG PERMIT NO. 12028



Your Bridge to a Better Community

47640-10661  
 BLDG ADDRESS 2724 Caribbean SQ. FT. OF PROPOSED BLDGS/ADDITION 104

TAX SCHEDULE NO. 2701-253-04-008 SQ. FT. OF EXISTING BLDGS 1,730

SUBDIVISION Paradise Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 1,834

FILING 4A BLK 1 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Larry & Linda Reed NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 2724 Caribbean USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 256-0412 DESCRIPTION OF WORK & INTENDED USE screened in patio

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS Same  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions property line is considered a side yard -

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 Larry D. Reed Date 9/22/99

Department Approval Ronnie Edwards (K.P.) Date 9-22-99

**PAID**  
**9/22/99**  
**CMD**

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall-Cole</u>		Date <u>9-22-99</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)

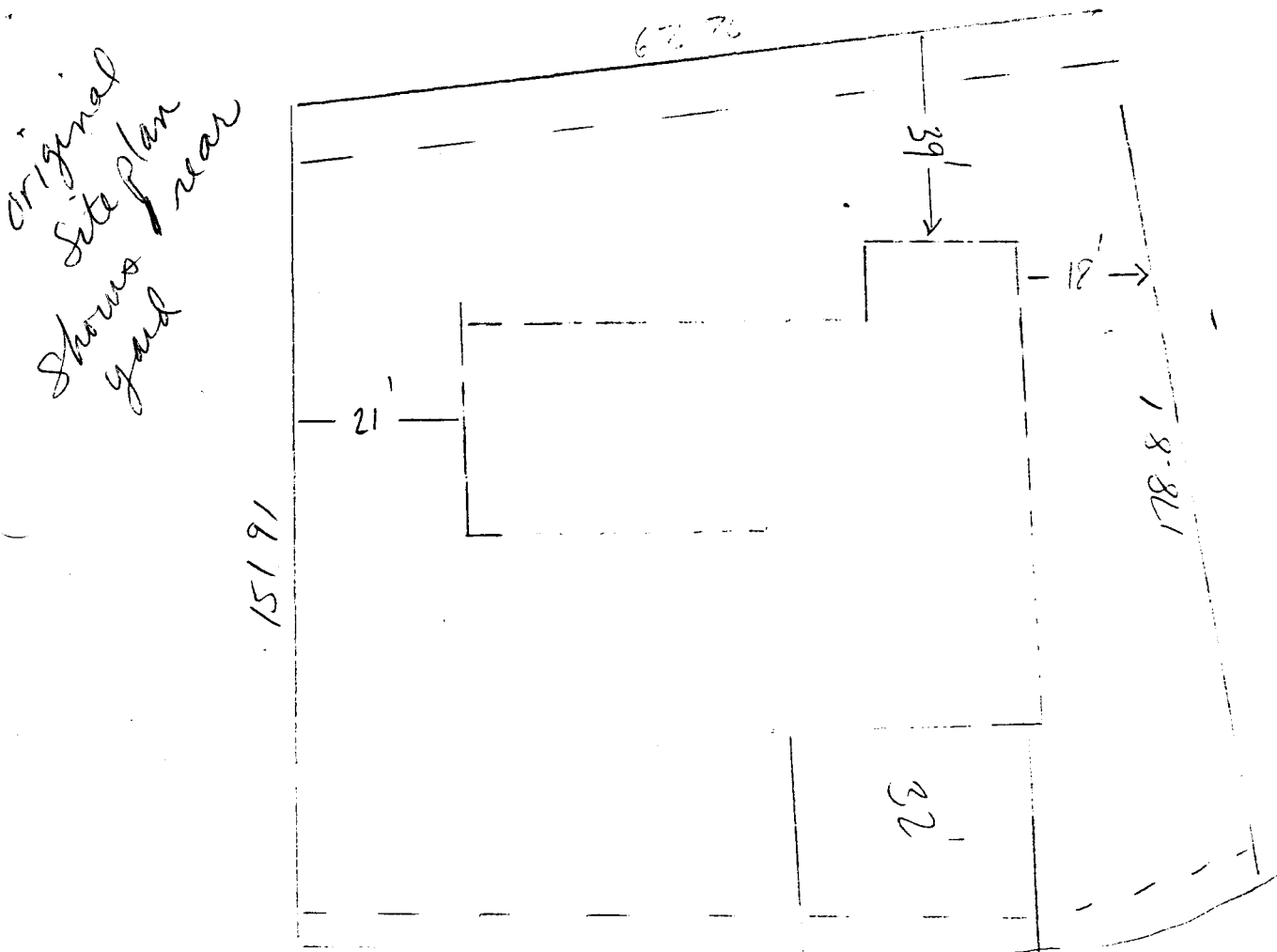
MESA COUNTY PLANNING CLEARANCE APPLICATION

In the space below please attach a copy of an IMPROVEMENT LOCATION CERTIFICATE showing the following or neatly draw a SITE PLAN showing the following:

(Use as much of the page as possible)

1. An outline of the property lines with dimensions.
2. An outline of the proposed structure with dotted lines.
3. The distances from the proposed structure to the front, rear, and side property lines (setbacks).
4. All easements or rights-of-way on the property.
5. All other structures on the property.
6. All streets adjacent to the property and street names.
7. An arrow indicating NORTH.

See attached Example Improvement Location Certificate and Site Plan.



2724 Caribbean Dr

BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE: Mark H. Nichols  
APPROVED BY: [Signature] Date 8-14-90

