

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 72930



Your Bridge to a Better Community

16815-10777
 BLDG ADDRESS 2706 Del Mar SQ. FT. OF PROPOSED BLDGS/ADDITION 252 sq'
 TAX SCHEDULE NO. 2701-253-04-001 SQ. FT. OF EXISTING BLDGS 1600 sq' +/-
 SUBDIVISION Paradise Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 1852
 FILING 4A BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Russ Walker NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2701 Del Mar USE OF EXISTING BUILDINGS HOME
 (1) TELEPHONE 241-0966 DESCRIPTION OF WORK & INTENDED USE New Bedroom
 (2) APPLICANT Distinctive Design TYPE OF HOME PROPOSED:
 (2) ADDRESS RSS 21 RD Site Built Manufactured Home (UBC)
 (2) TELEPHONE 858-9091 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 35%
 SETBACKS: Front — 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 2
 Maximum Height 32' Special Conditions _____
 CENSUS 10 TRAFFIC 14 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 11/17/99
 Department Approval [Signature] Date 11-17-99

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11-17-99</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)

PR 11-17-99

DELMAR CIRCLE,

2706 DEL MAR
LOT 1
FILING 4A

DELMAR

