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TCP \$	—
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74971



Your Bridge to a Better Community

BLDG ADDRESS 2710 CARIBBEAN SQ. FT. OF PROPOSED BLDGS/ADDITION 160 sq. ft
 TAX SCHEDULE NO. 2701-253-05-010 SQ. FT. OF EXISTING BLDGS 1937 heated 516 garage
 SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2673
 FILING # 4 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Raymond & Rita Haag
 (1) ADDRESS 2710 Caribbean USE OF EXISTING BUILDINGS single family residence
 (1) TELEPHONE 242-5670 DESCRIPTION OF WORK & INTENDED USE existing slab construct A screened in porch
 (2) APPLICANT JAMES H. PALMER TYPE OF HOME PROPOSED:
 (2) ADDRESS 640 35 1/2 Rd Site Built Manufactured Home (UBC)
 (2) TELEPHONE 464-0122 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 _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt no change
 Maximum Height 35' Special Conditions _____
 CENSUS 16 TRAFFIC 13 ANN# _____

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).

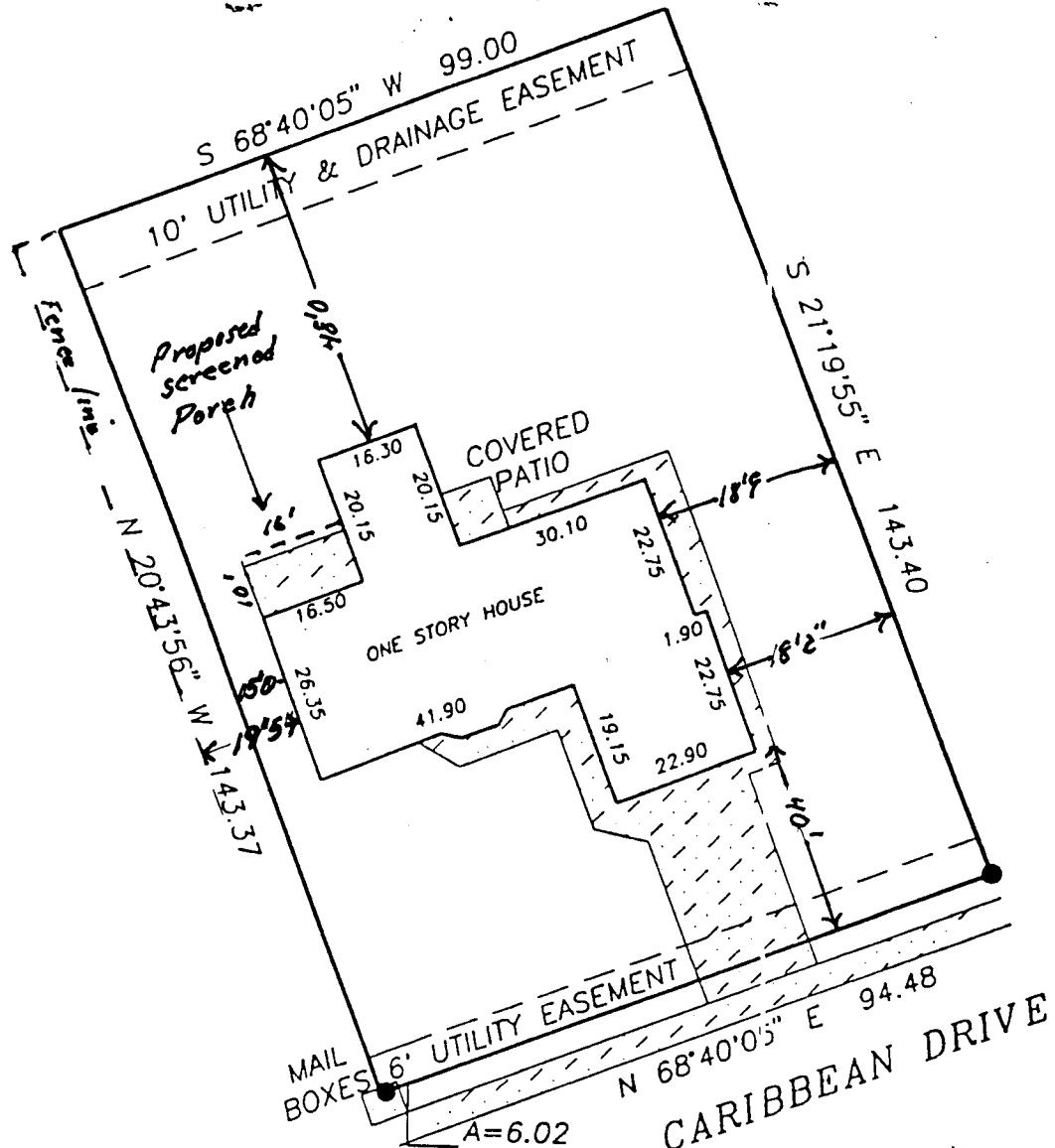
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James H. Palmer Date 4-27-00
 Department Approval Bonnie Edwards Date 4-27-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Oberholt</u>	Date	<u>4/27/00</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)



A=6.02
 R=50.00
 D=06°54'12"
 B=N 69°01'42" E
 C=6.02
 T=3.02

OK
P.S

LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

LOT 10, BLOCK 2, PARADISE HILLS FILING NO. FOUR A MESA COUNTY, COLORADO.

FIRST AMERICAN 121648
TAX ID. NO. 2701-253-05-010

ACCEPTED *Gornie* 4/27/00
 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.

2710 Caribbean Dr.