

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

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

BLDG PERMIT NO. 77164



Your Bridge to a Better Community

BLDG ADDRESS 2656 Paradise Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2701-264-10-006 SQ. FT. OF EXISTING BLDGS 1812

SUBDIVISION Paradise Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 1812

FILING 2 BLK 10 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Terry Lacount NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2656 Paradise Dr. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 970-242-0023 DESCRIPTION OF WORK & INTENDED USE Foundation + Spa

(2) APPLICANT Voytilla Const. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2397 Pleasant Ridge

(2) TELEPHONE 970-241-1833

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 BSF-4 Maximum coverage of lot by structures 5000

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 _____

Maximum Height 35' 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 Scott Veitille Date 10-10-00

Department Approval C. Jaye Gibson Date 10-10-00

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>Mandell</u>		Date <u>10/10/00</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)

2656 Paradise Dr.
Paradise Hills Sub

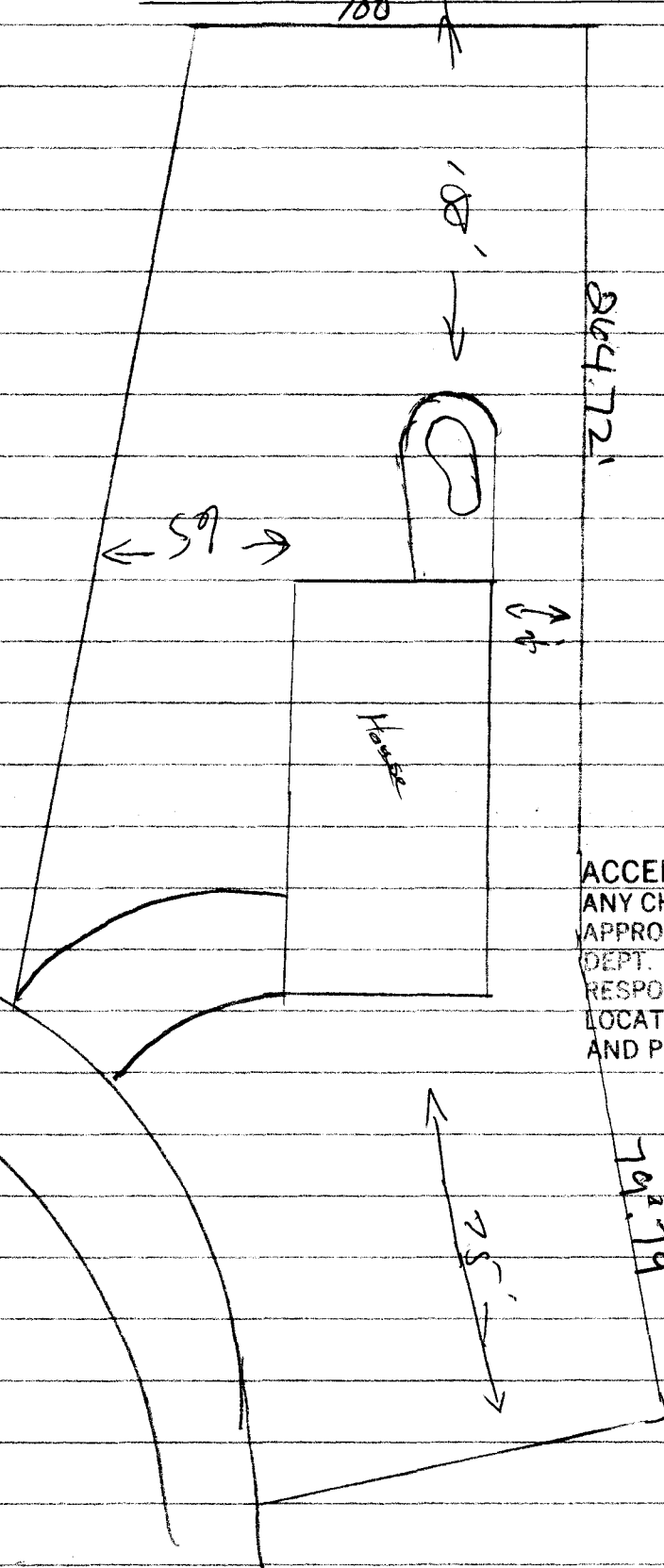
Setback

Front 20'
Side 7'
Back 25'

LOT 4

26 1/2 Rd

100'



10/10/00
 ACCEPTED *C. Jay Gibson*
 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