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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77088



Your Bridge to a Better Community

BLDG ADDRESS 2670 PARADISE DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 750'

TAX SCHEDULE NO. 2701-264-30-001 SQ. FT. OF EXISTING BLDGS Est 2200 w/cull basement

SUBDIVISION Steinkirchner TOTAL SQ. FT. OF EXISTING & PROPOSED 3,000

FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Joseph D + Janet R Steinkirchner NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction

(1) ADDRESS 2670 PARADISE DRIVE USE OF EXISTING BUILDINGS personal residence

(1) TELEPHONE 970 2429390 DESCRIPTION OF WORK & INTENDED USE SAME

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

(2) ADDRESS _____
 (2) TELEPHONE _____

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 50%

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 110 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 Joseph D Steinkirchner Date 11/9/00

Department Approval Faye Gibson Date 11/9/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No chg in Use
Utility Accounting	<u>EM Cole</u>	Date	<u>11/9/00</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)

