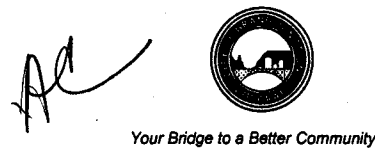


FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 80896



BLDG ADDRESS 805 La Paz Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 928  
 TAX SCHEDULE NO. T2701264-25-004 SQ. FT. OF EXISTING BLDGS 713 house  
 SUBDIVISION Paradise Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 1641  
 FILING 6 BLK 4 LOT 4 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Wilkinson, Francis NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 805 La Paz Ct. USE OF EXISTING BUILDINGS SFR dwelling  
 (1) TELEPHONE 245-4894 (970) DESCRIPTION OF WORK & INTENDED USE Remodel dwelling  
 (2) APPLICANT Koos Construction Inc. Deck  
 (2) ADDRESS 2050 Wrangler Ct. TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 242-8779 (970)  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  Other (please specify) Remodel Existing Home

**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) or      from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Permanent Foundation Required: YES  NO   
 Maximum Height 35' Parking Req'mt 2  
 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 [Signature] Date 7/30/01  
 Department Approval [Signature] Date 7/31/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>None in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/30/01</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



ACCEPTED *C. Jay Nelson*  
10/13/11  
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.

