

no permit req'd

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2696 MALIBU DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 2x18

TAX SCHEDULE NO. 2701-264-11-009 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING* & PROPOSED _____

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

(1) OWNER WILLIAM & DONNA HAYDEN NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction

(1) ADDRESS 2696 MALIBU DRIVE USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 256-9964 DESCRIPTION OF WORK & INTENDED USE Deck

(2) APPLICANT _____ 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 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 110 TRAFFIC 13 ANNX# _____

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 Donna Hayden Date _____

Department Approval [Signature] Date 7/30/01

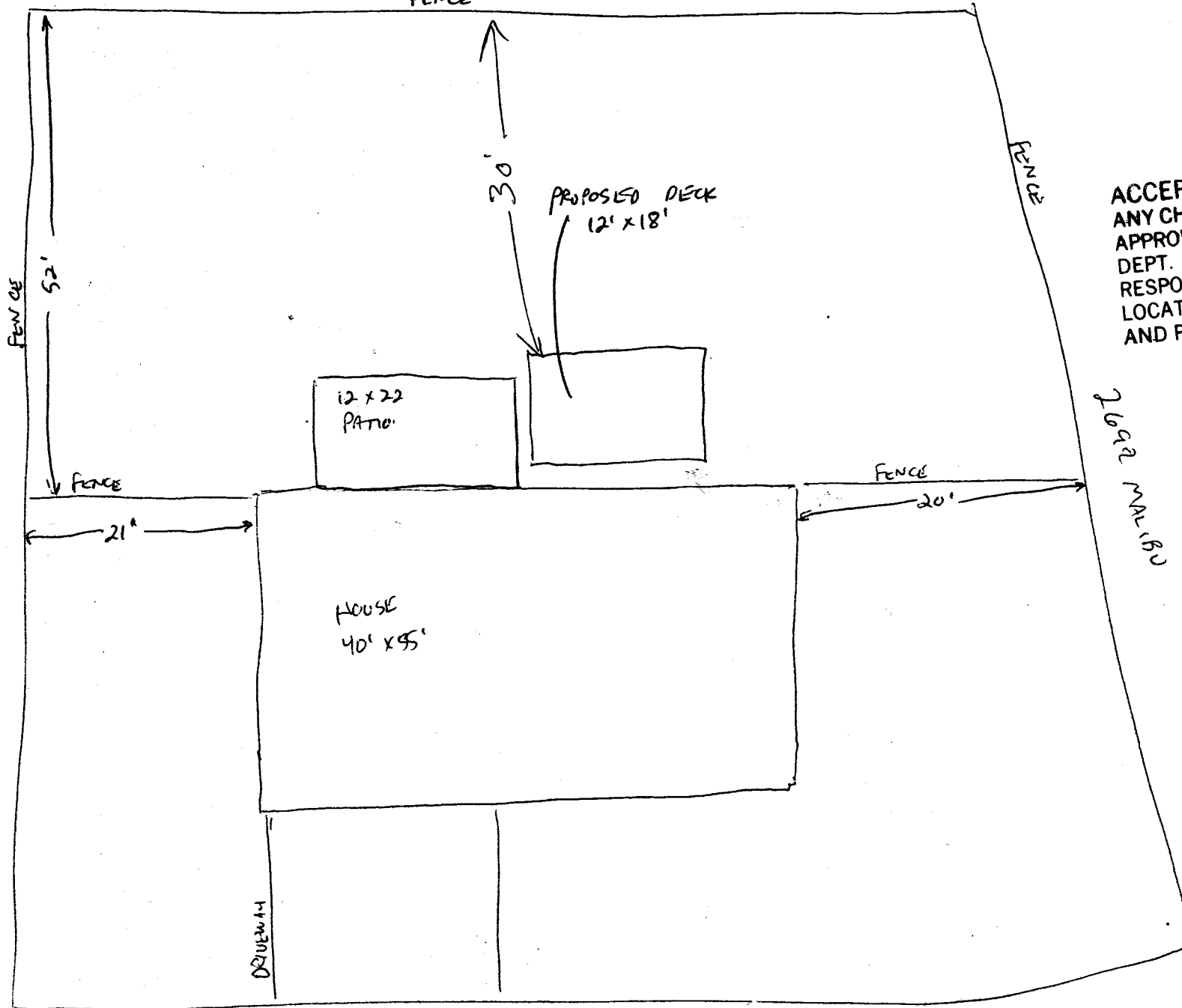
Additional water and/or sewer tap fee(s) are required:	YES _____	NO _____	W/O No. <u>No chym</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/30/01</u>		

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)

2697 LANAIS CT

FENCE



PROPOSED DECK
12' x 18'

12 x 22
PATIO

HOUSE
40' x 55'

DRIVEWAY

ACCEPTED *Clayton*
 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.

2692 MALIBU

2696 MALIBU

Front

2694 MALIBU

FENCE

FENCE

FENCE

FENCE