

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

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

BLDG PERMIT NO. 80845



BLDG ADDRESS 804 MAZATLAN DR SQ. FT. OF PROPOSED BLDGS/ADDITION 500 sq ft
 TAX SCHEDULE NO. 2701-264-23-020 SQ. FT. OF EXISTING BLDGS 2000 sq ft
 SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2500 sq ft
 FILING 6 BLK 2 LOT 7
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER PAUL WUBBEN
 (1) ADDRESS 804 MAZATLAN DR
 (1) TELEPHONE (970) 245-0362
 (2) APPLICANT Fortress Construction INC
 (2) ADDRESS P.O. Box 9348
 (2) TELEPHONE (970) 986-5164
 USE OF EXISTING BUILDINGS Residential
 DESCRIPTION OF WORK & INTENDED USE Addition Residential
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 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 2
 Maximum Height 35' Special Conditions _____
 CENSUS ___ TRAFFIC ___ 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 7/24/01
 Department Approval [Signature] Date 7/24/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>16853-</u>
Utility Accounting	<u>[Signature]</u>	Date <u>7/24/01</u>	<u>118807</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions
2. An outline of the PROPOSED STRUCTURE with its dimensions
3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines
4. All EASEMENTS or RIGHTS-OF-WAY on the property
5. All other STRUCTURES on the property
6. All STREETS and ALLEYS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS
8. An arrow indicating North

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

