

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO. 82144



Your Bridge to a Better Community

BLDG ADDRESS 2656 Paradise Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 540

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

SUBDIVISION Paradise Hills Sub TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 4 LOT 10 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 Residential

(1) TELEPHONE 242 0023 DESCRIPTION OF WORK & INTENDED USE Pool

(2) APPLICANT Voytila Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2397 Pleasant Ridge _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-1833 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' / 25' from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____

Side 7'3' from PL, Rear 25'5' 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 Vestill Date 10-30-01

Department Approval Gayleen Anderson Date 10-30-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Esberry</u>	Date <u>10/30/01</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2656 Paradise Dr.
Paradise Hills Sub

26 1/2 Rd

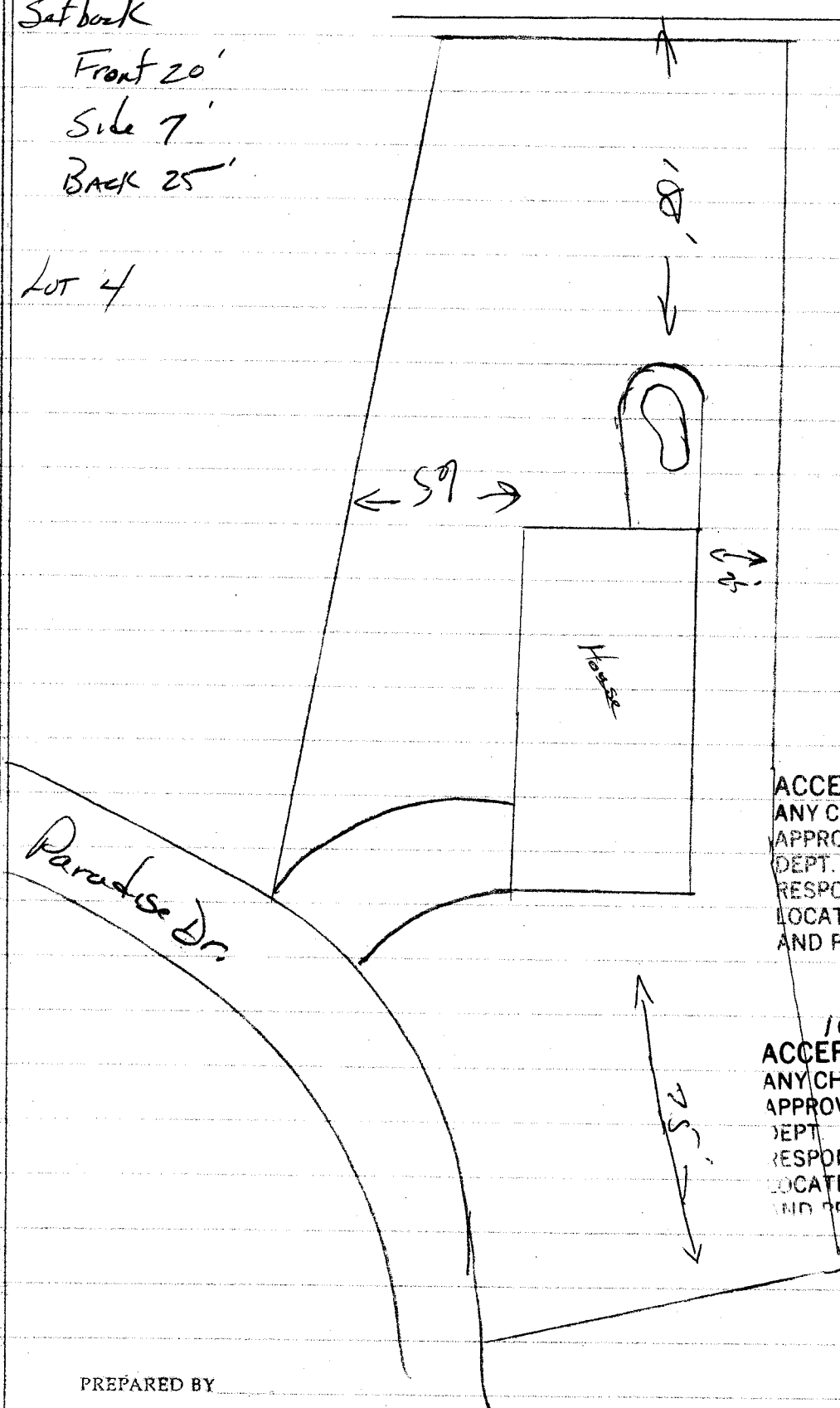
Setback

Front 20'

Side 7'

Back 25'

Lot 4



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

10-30-01
 ACCEPTED *Gayle Henderson*
 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.