

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

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

BLDG PERMIT NO. 85539



Your Bridge to a Better Community

ac

BLDG ADDRESS 2717 EDEN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 650
 TAX SCHEDULE NO. 2701-253-07023 SQ. FT. OF EXISTING BLDGS 1690
 SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2340
 FILING 7 BLK 3 LOT 23 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction
 (1) OWNER JESS MILLER NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2717 EDEN CT USE OF EXISTING BUILDINGS Single family res.
 (1) TELEPHONE 245-7824 DESCRIPTION OF WORK & INTENDED USE Addition
of 2 bedrooms - 1 bath
 (2) APPLICANT Constructors West TYPE OF HOME PROPOSED:
 (2) ADDRESS 2818 1/2 NORTH AVE Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Remodel/Addition
 (2) TELEPHONE 841-5457

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 RMF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 20' from PL Parking Req'mt _____
 Maximum Height _____ 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).

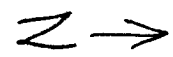
Applicant Signature Cindy Miller Date 7-16-02
 Department Approval Pat Bushman Date 7-18-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>UBensley</u>		Date <u>7/18/02</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)

7-18-02
ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES



Miller Residence

Lot 23, Filing #7

