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

BLDG PERMIT NO. 84684



Your Bridge to a Better Community

BLDG ADDRESS 815 Lanai Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 238
 TAX SCHEDULE NO. 2701-264-25-013 SQ. FT. OF EXISTING BLDGS 3,400
 SUBDIVISION Paradise Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 3638
 FILING 6 BLK 4 LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Richard & Diane Gigliotti NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 813 Lanai Dr USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 243-7099 DESCRIPTION OF WORK & INTENDED USE Sun room
 (2) APPLICANT Home Masters Inc. TYPE OF HOME PROPOSED: ADDITION
 (2) ADDRESS 1984 K Rd. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 858-3370 Manufactured Home (HUD)
 Other (please specify) addition

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
 Maximum Height 35' Special Conditions
 CENSUS 10 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 [Signature] Date 5/21/02
 Department Approval [Signature] Date 5/21/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/21/02</u>

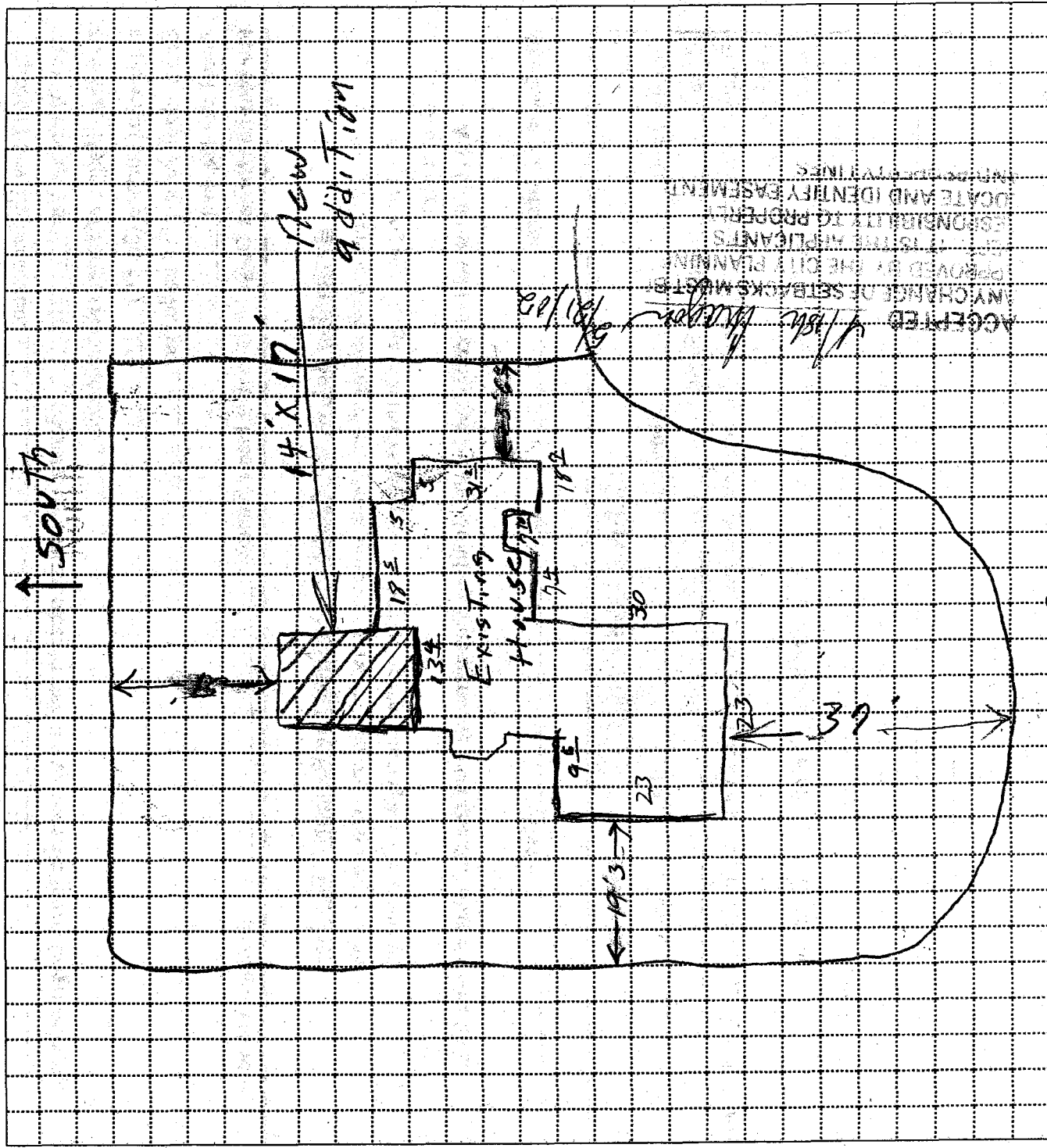
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



Lanai Dr
Existing Home with 14'x17" added sun room
NOT To scale!