

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 90758



Your Bridge to a Better Community

BLDG ADDRESS 2697 CARIBBEAN DR SQ. FT. OF PROPOSED BLDGS/ADDITION 375

TAX SCHEDULE NO. 2701-264-14-005 SQ. FT. OF EXISTING BLDGS 2040

SUBDIVISION PARADISE HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2415

FILING 4 BLK 10 LOT 5

NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER KENI MAHER

NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) ADDRESS (SAME)

USE OF EXISTING BUILDINGS SINGLE FAM. RES.

(1) TELEPHONE 245-8985

DESCRIPTION OF WORK & INTENDED USE SUNROOM ADDITION

(2) APPLICANT BRIAN DAVENPORT

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 818 Elm AVE G.J.

(2) TELEPHONE ~~815~~ 243 5839

**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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt no change

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC N/A 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 [Signature]

Date 8/6/03

Department Approval [Signature]

Date 8/6/03

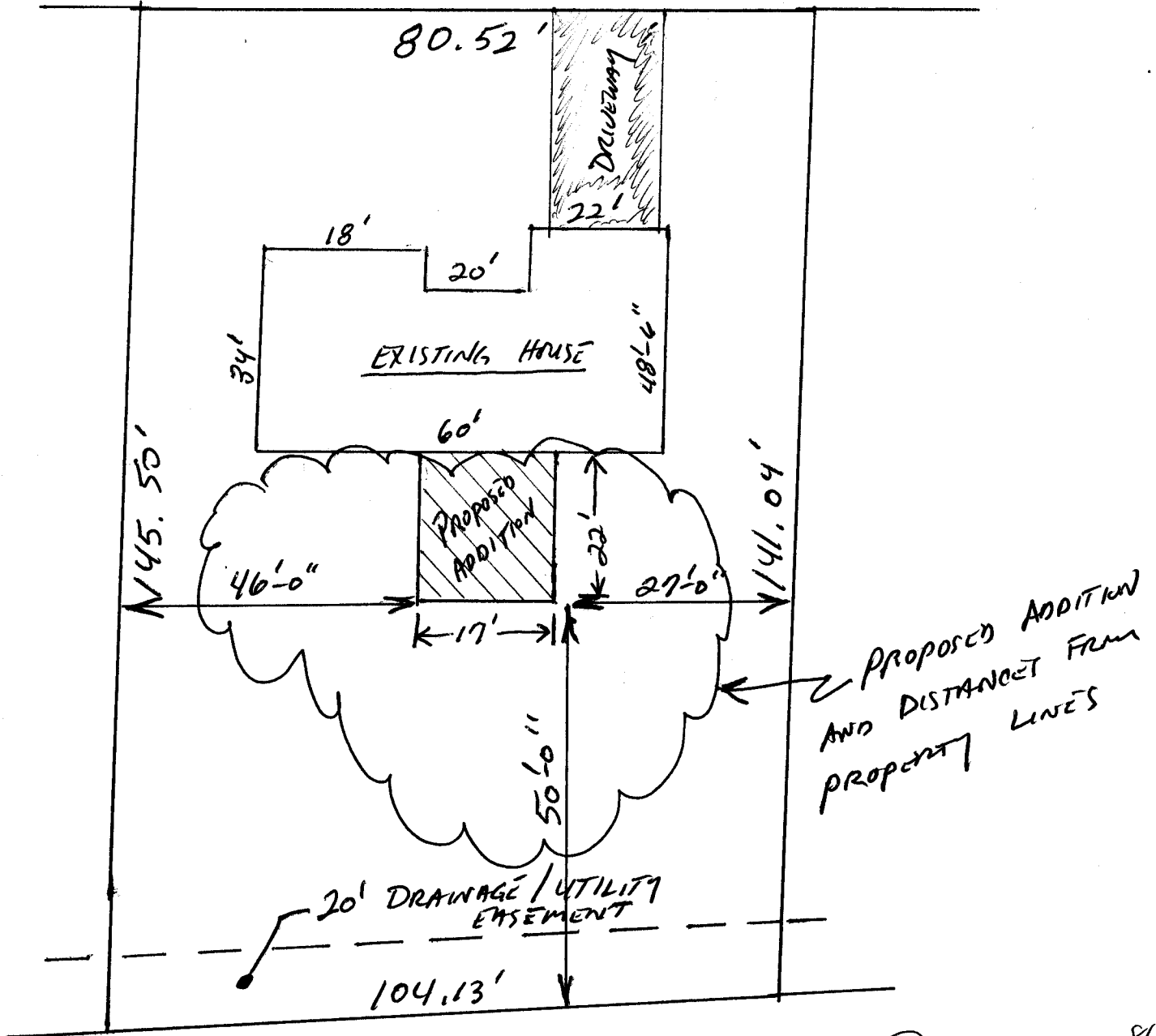
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/6/03</u>		

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)

KEN MATHER - OWNER  
2697 CARIBBEAN DR  
TAX# 2701-264-14-005

CARIBBEAN DRIVE



ACCEPTED *Ronnie Edwards* 8/16/03  
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.