

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

16795-10770

BLDG ADDRESS 2685 Del Mar Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1116

TAX SCHEDULE NO. 2701-264-16-006 SQ. FT. OF EXISTING BLDGS 1954

SUBDIVISION Paradise Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 3070

FILING 5 BLK 17 LOT 4

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

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

(1) OWNER Ron & Merry Sechrist

(1) ADDRESS 2685 Del Mar Dr.

(1) TELEPHONE 81506

USE OF EXISTING BUILDINGS single family res. remodel

(2) APPLICANT Just Companies Inc.

DESCRIPTION OF WORK & INTENDED USE 26' X 12' garage addition

(2) ADDRESS 2505 Foresight Cir #A

TYPE OF HOME PROPOSED: 34' X 22' master bedroom addition

(2) TELEPHONE 245-9316

Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) _____

NOV 05 2003

DV

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 11/5/03

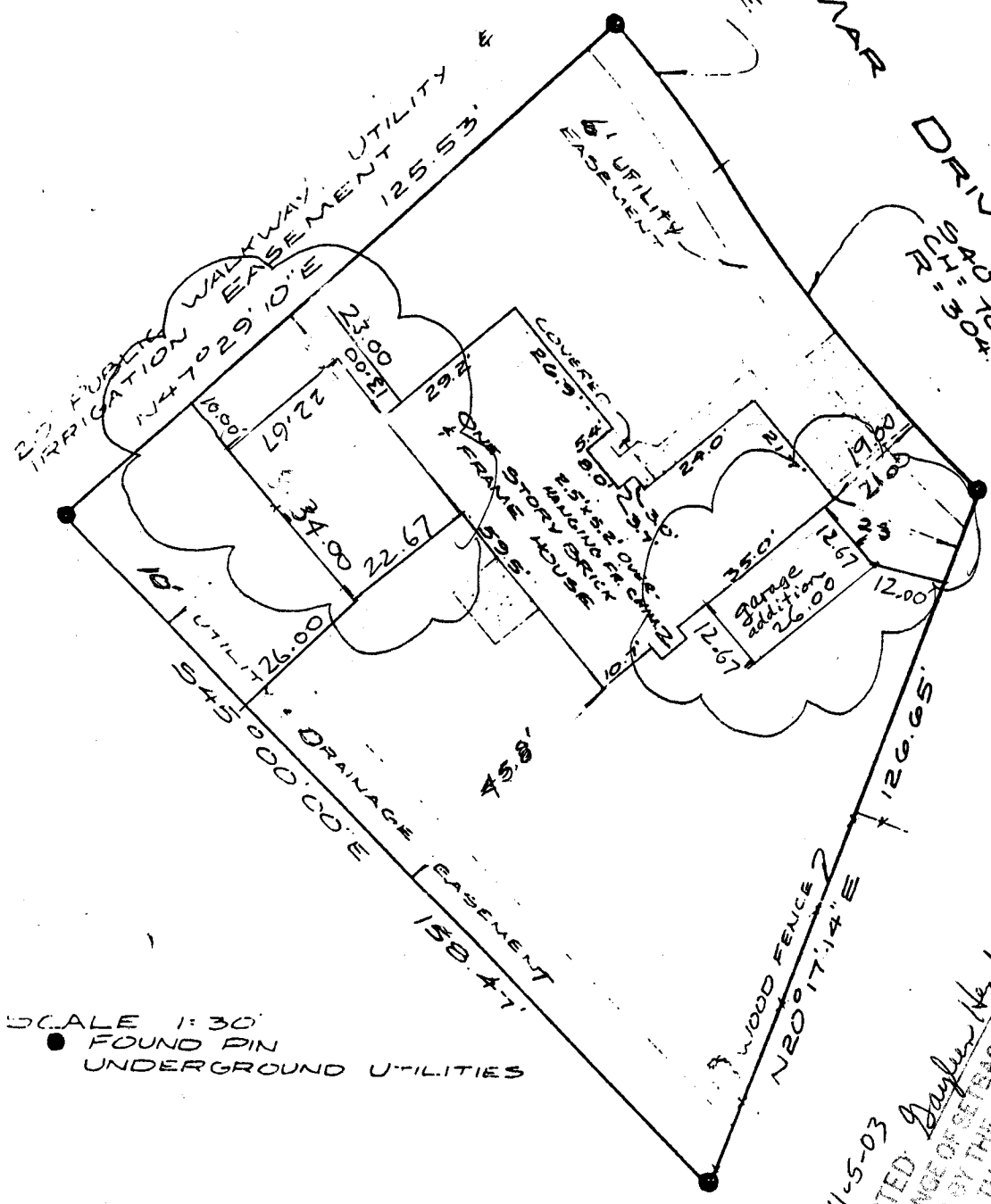
Department Approval Gayleen Henderson Date 11-5-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O N/A
Utility Accounting	<u>[Signature]</u>	Date	<u>11-5-03</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)

DEL MAR DRIVE
 114°00'00"E
 170.00'
 104°00'00"E
 122.00'



SCALE 1:30
 ● FOUND PIN
 ○ UNDERGROUND UTILITIES

11-5-03
 ACCEPTED: *Daylen Anderson*
 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.

Sechrist Remodel
 2685 Del Mar Dr.
 2701-264-16-006
 Lot 4, Block 17
 Paradise Hills, Filing S