

FEE \$ 10.00
 TCP \$ _____
 SIF \$ _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 16498-10553
2653 Paradise Ln

No. of Existing Bldgs 1 Proposed 1

Parcel No. 2701-204-01-008

Sq. Ft. of Existing Bldgs 1710 Proposed 560

Subdivision Paradise Hills

Sq. Ft. of Lot / Parcel 22,433

Filing _____ Block 1 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Jacob Dorochy Segrest

DESCRIPTION OF WORK & INTENDED USE:

Address PO Box 125

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

City / State / Zip Mohave Co 91646

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name SAME

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

Address _____

City / State / Zip _____

NOTES: Storage building

Telephone 487-3537

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 25' from property line (PL)

Permanent Foundation Required: YES _____ NO X

Side 3' from PL Rear 5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 Jacob Segrest Date _____

Department Approval [Signature] Date 10-10-03

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No Storage area

Utility Accounting [Signature] Date 10/16/03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

(S)

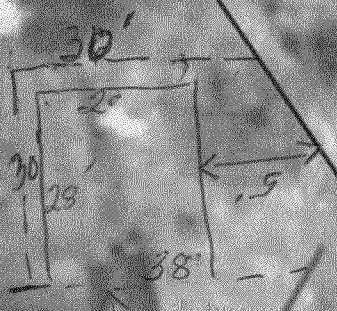
Ashe Wayne 10-16-98

2659 PARADISE WAY

ACCEPTED
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.

(L)

2653 PARADISE CT



80' easement

10' EASEMENT