

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2656 Paradise Dr. No. of Existing Bldgs 1 No. Proposed 1  
Parcel No. 2701-264-10-006 Sq. Ft. of Existing Bldgs 2614 <sup>Heated</sup> Sq. Ft. Proposed 576 SF  
Subdivision Paradise Hills Sq. Ft. of Lot / Parcel 1 1/2 lots  
Filing 2 Block 10 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
Section 26 4th Quarter (Total Existing & Proposed) \_\_\_\_\_  
North West

**OWNER INFORMATION:**  
Name Terry & Donna LaCount  
Address 2656 Paradise Dr  
City / State / Zip Grand Jct, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): slab only shed-shop

**APPLICANT INFORMATION:**  
Name Bob Puckett (Bear Mtn Bldg)  
Address 614 26rd.  
City / State / Zip Grand Jct, CO 81506  
Telephone 970-245-6870

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Foundation only  
Monolithic slab

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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).

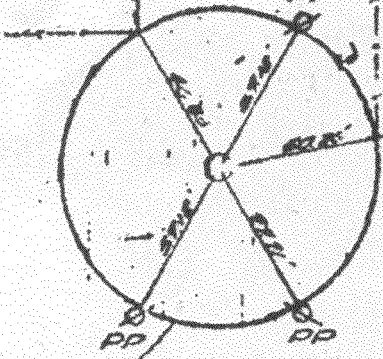
Applicant Signature [Signature] Date 7-28-04  
Department Approval Gayleen Henderson Date 7-28-04

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>7/28/04</u>	

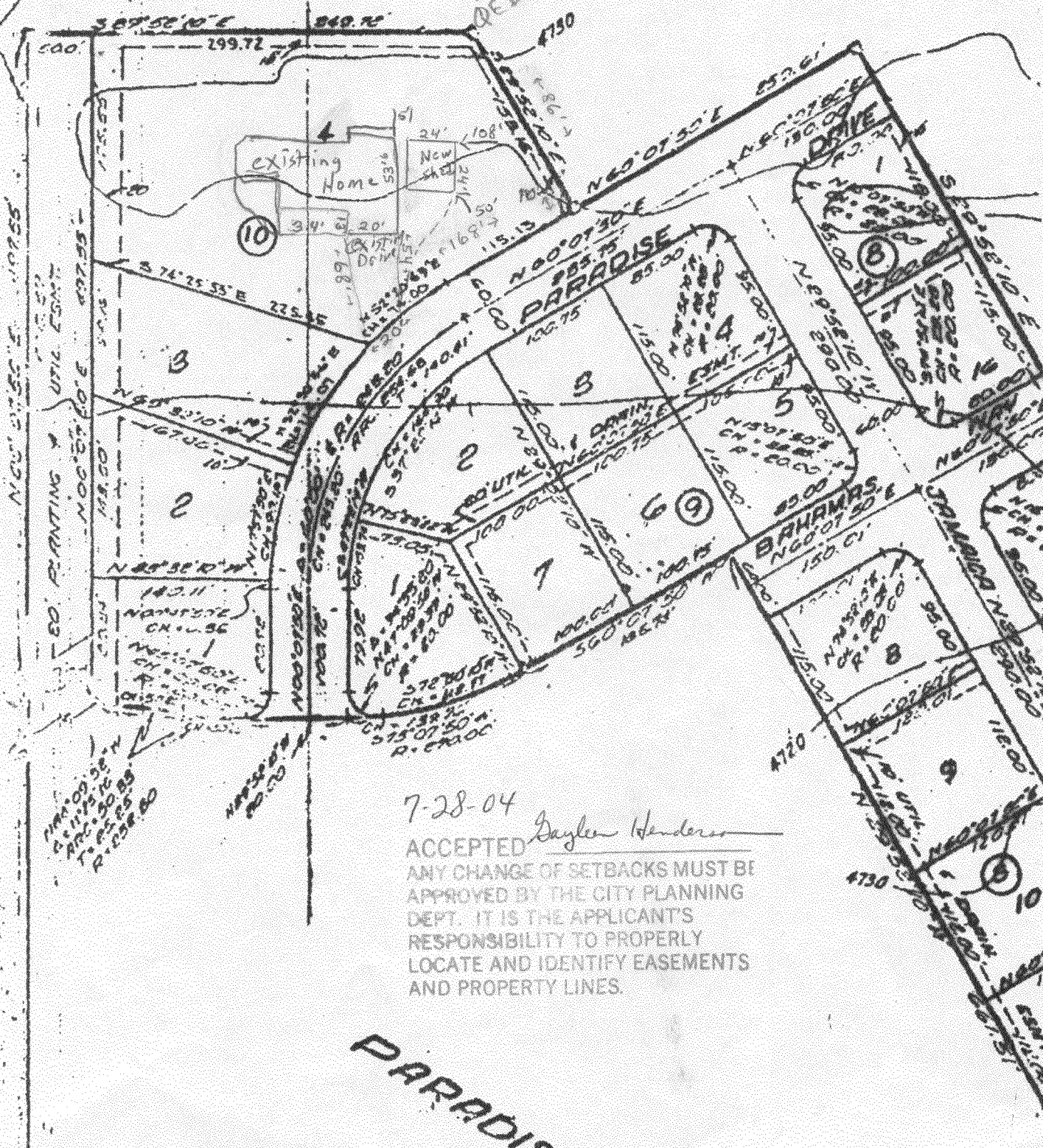
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2656 Paradise Dr.

NW COR SW 1/4  
SE 1/4 SEC 26,  
T1N, R1W, UTE  
MERIDIAN



PIN  
QED16413



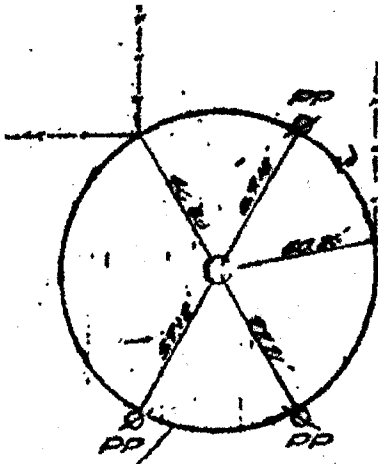
7-28-04

ACCEPTED Daylen Henderson  
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.

PARADISE

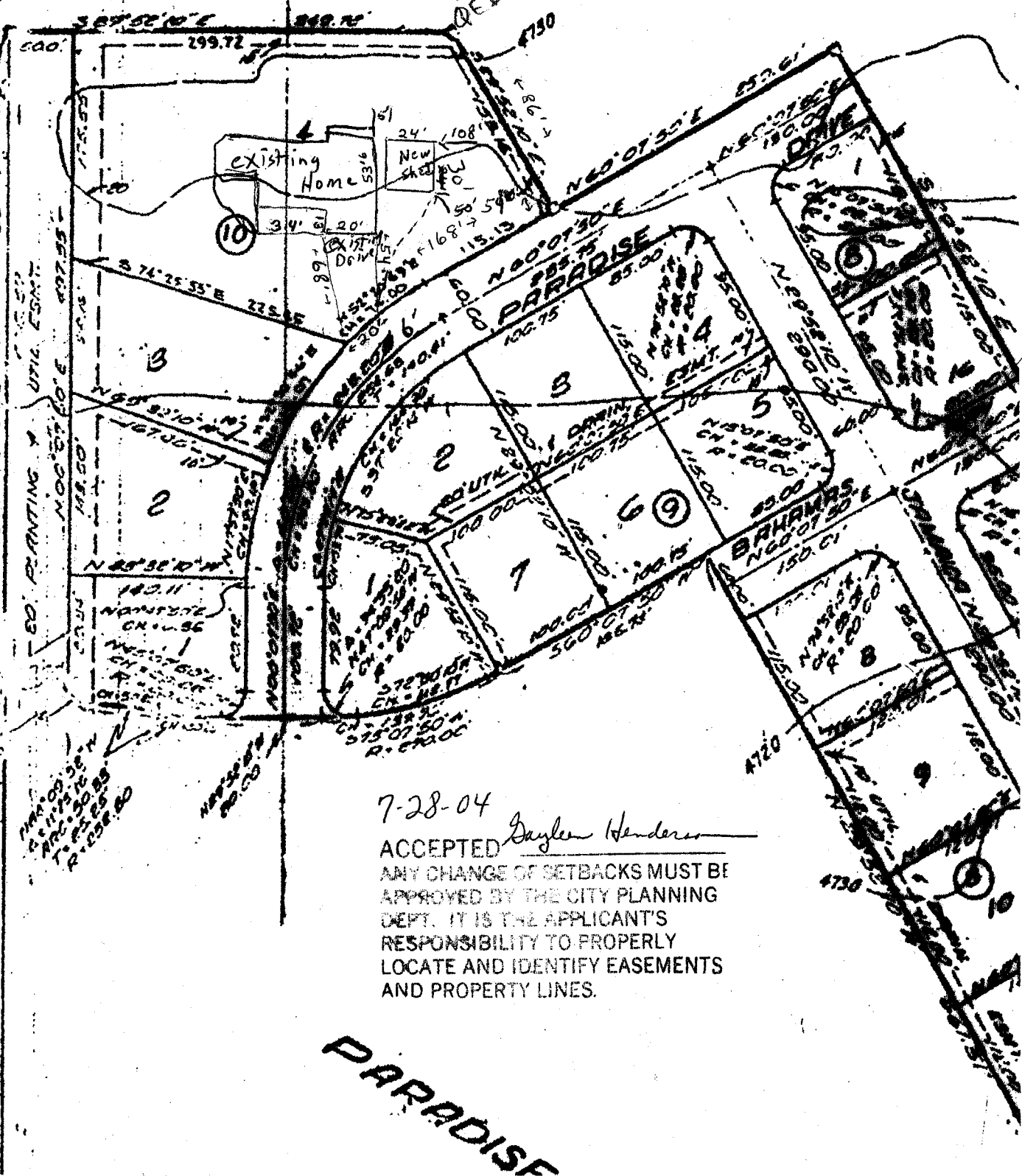
2656 Paradise Dr.

NW COR SW 1/4  
SE 1/4 SEC 26,  
T1N, R1W, UTE  
MERIDIAN



8-19-04  
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7-28-04  
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PARADISE