

FEE \$ <u>10.00</u>
TCP \$
SIF \$

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 2678 Caribbean Drive
 Parcel No. 2 701-264-16-018
 Subdivision Paradise Hills
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 7 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 350
 Sq. Ft. of Lot / Parcel 0.346 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2000/2550
 Height of Proposed Structure 12

OWNER INFORMATION:

Name Gene & Donna Smith
 Address 2678 Caribbean Drive
 City / State / Zip G.J. CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name WB Builders Inc
 Address 1148 Ouray Ave
 City / State / Zip G.J. CO 81501
 Telephone 640-0758

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

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</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).

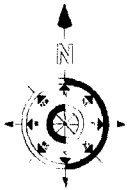
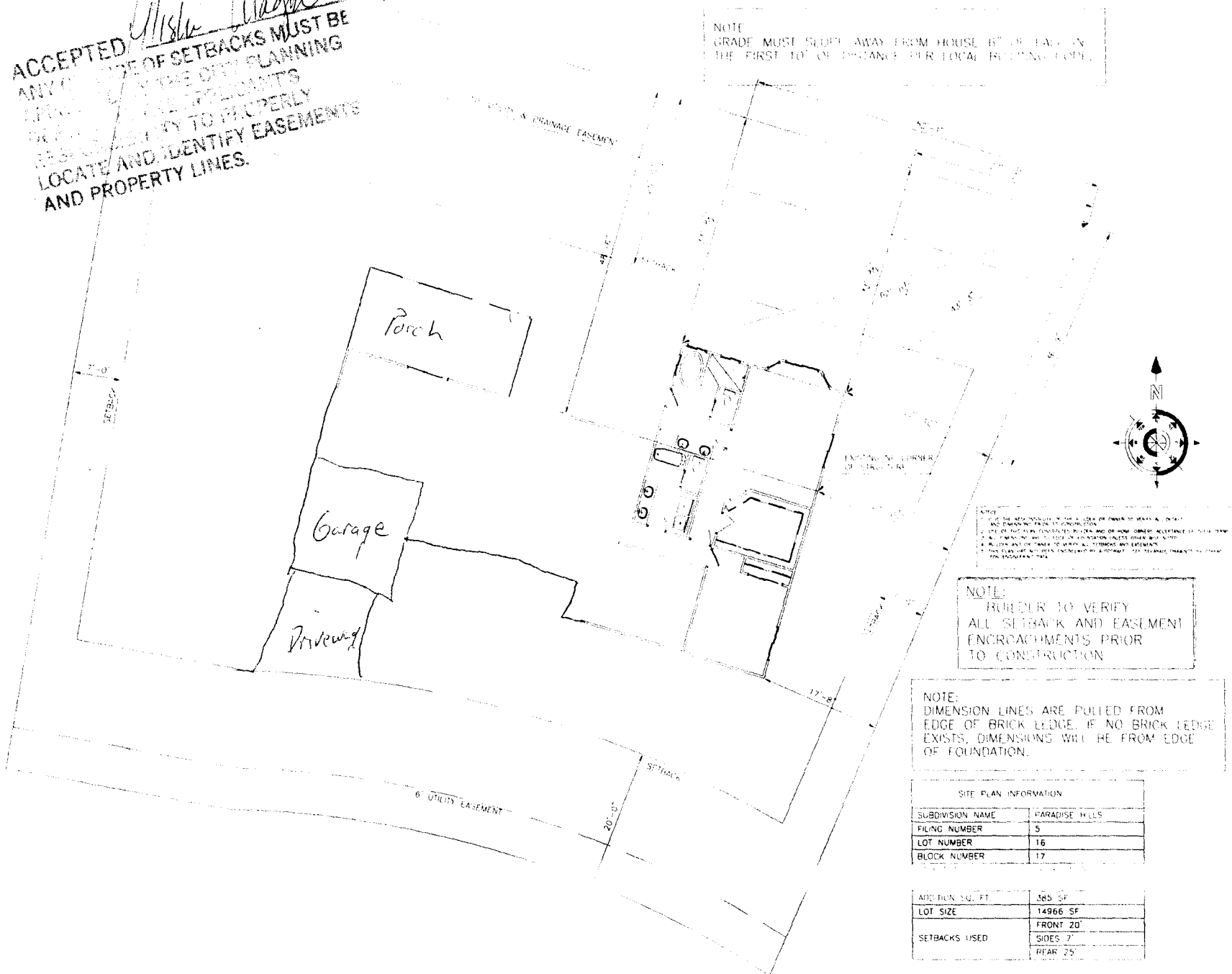
Applicant Signature [Signature] Date 4-27-06
 Department Approval [Signature] Date 4-27-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/27/06</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)

ACCEPTED *Missie Wagner 4/27/06*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE BY 1/4" PER FOOT IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



NOTE:
 1. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING ALL SETBACK AND EASEMENT DATA FOR CONSTRUCTION.
 2. THE CITY PLANNING DEPARTMENT DOES NOT GIVE GENERAL ACCEPTANCE OF THIS DRAWING.
 3. ALL DIMENSIONS AND SETBACKS OR ENCROACHMENTS SHOWN MUST BE VERIFIED.
 4. ALL SETBACKS AND EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 5. THE SETBACKS AND EASEMENTS SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE APPLICANT.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	PARADISE HILLS
FILE NUMBER	5
LOT NUMBER	16
BLOCK NUMBER	17
ADD. FIN. SQ. FT.	365 SF
LOT SIZE	14966 SF
SETBACKS USED	FRONT 20'
	SIDES 2'
	REAR 25'

SCALE: 1/8" = 1'-0"