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## PLANNING CLEARANCE

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

BLDG PERMIT NO.
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Building Address 46165 10674  
2699 1/2 Del Mar

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 270126413005

Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 400 sq ft deck

Subdivision Paradise Hills

Sq. Ft. of Lot / Parcel 13,200

Filing 4 Block 12 Lot 17

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3100

Height of Proposed Structure 14'

**OWNER INFORMATION:**

Name EVERMORE LLLP  
 Address 706 26 1/2 Road  
 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): deck both covered and uncovered also stucco exterior

**APPLICANT INFORMATION:**

Name EVERMORE LLLP  
Michael Morelli  
 Address 706 26 1/2 Road  
 City / State / Zip Grand Jct, CO 81506  
 Telephone 970 245-5697

**\*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>no</u>
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>

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 Michael Morelli Date 8-2-06  
 Department Approval [Signature] Date 8/3/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>deck</u>
Utility Accounting <u>Other/cover</u> Date <u>8/4/06</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)

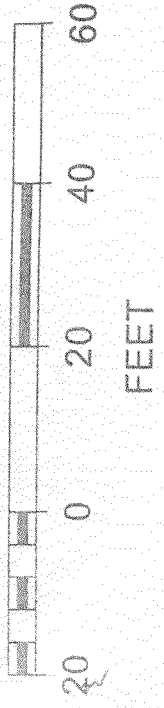
ACCEPTED  
ANY CHANGES OR SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*[Signature]*

8/21/04

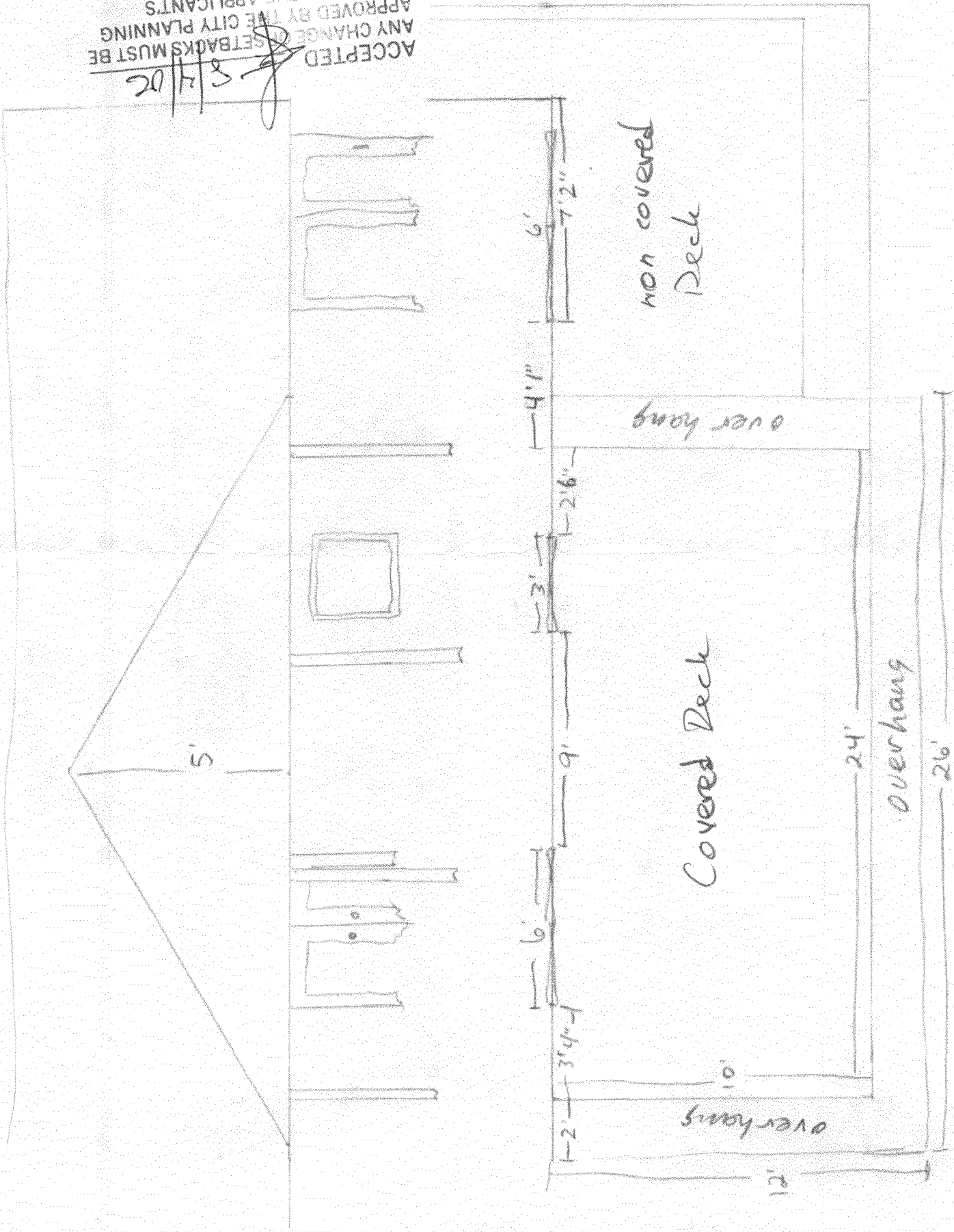


SCALE 1 : 517

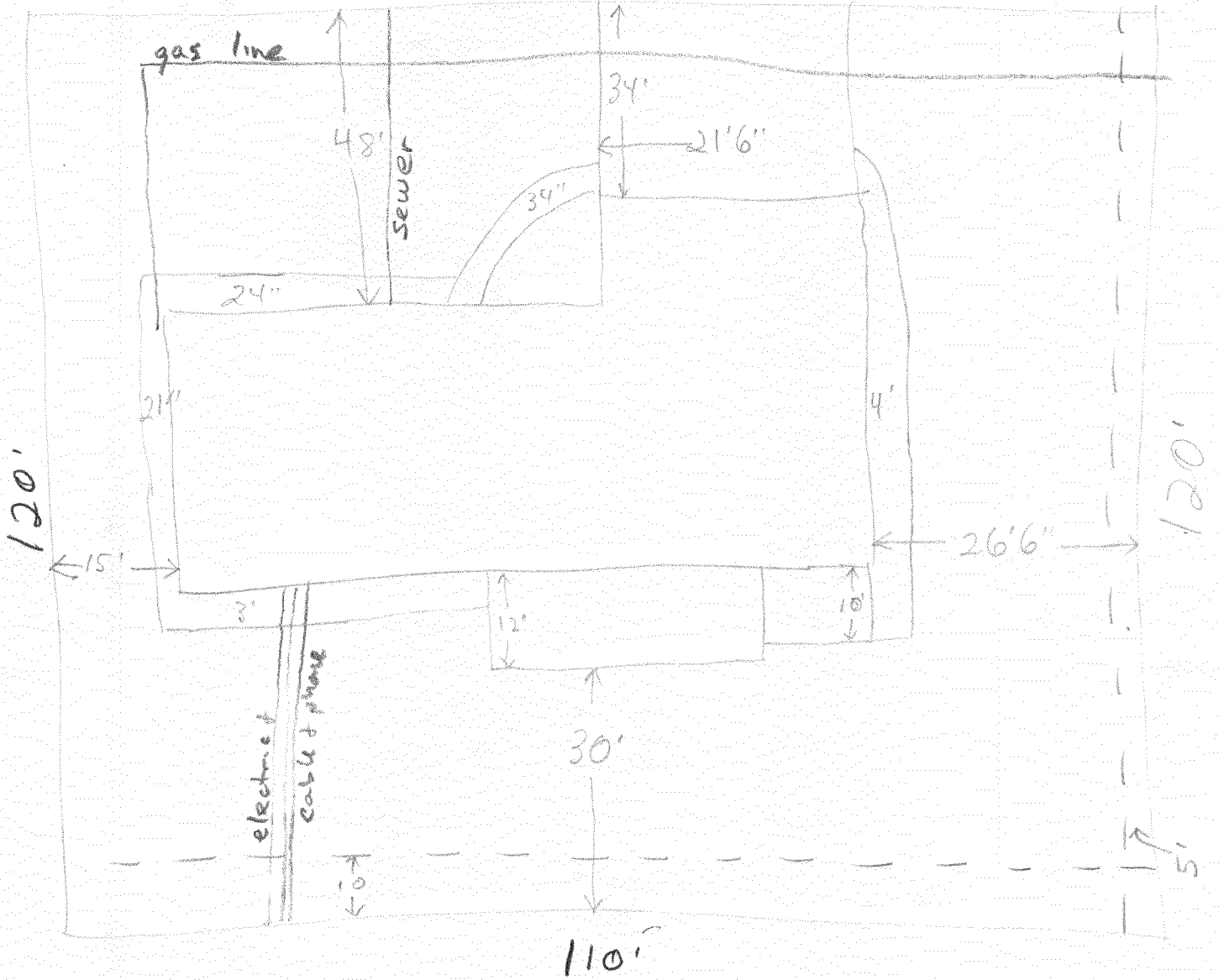


ACCEPTED  
ANY CHANGE IN SETBACKS MUST BE  
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DEPT. IT IS THE APPLICANTS  
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LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

8/4/02



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ACCEPTED  
 ANY CHANGES OR FEEDBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IN WRITING. APPLICANTS  
 RESPONSIBILITY TO PROPERTY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

8/4/12