

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

16798-10771E
 Building Address 2683 DEL-MAR DR.
 Parcel No. 2701-264-16-007
 Subdivision PARADISE HILLS
 Filing 5 Block 17 Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2270 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 9000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2570
 Height of Proposed Structure 0

OWNER INFORMATION:

Name JIM JEFFRYES
 Address 2683 DEL MAR DR.
 City / State / Zip GRAND JUNCTION 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SWIMMING POOL IN-GROUND-

APPLICANT INFORMATION:

Name JIM JEFFRYES
 Address 2683 DEL MAR DR.
 City / State / Zip GRAND JUNCTION 81506
 Telephone 970 243 6138

***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 R-4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ 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 4/30/08
 Department Approval [Signature] Date 4/30/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No SWR/WIR charge
Utility Accounting	Date <u>4/30/08</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)

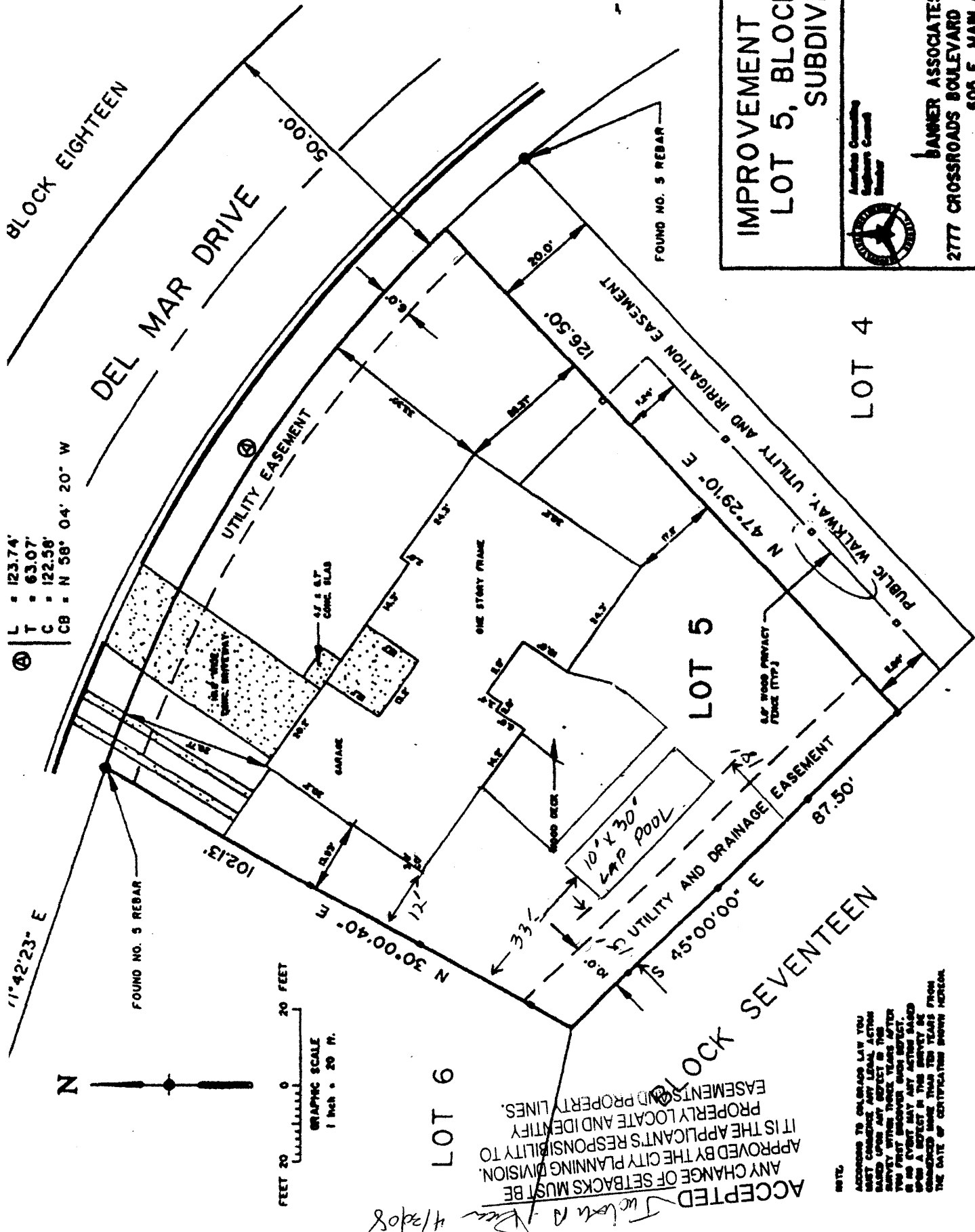
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR AND I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA. I HAVE FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR EASEMENTS THAT AFFECT THE PROPERTY DESCRIBED HEREIN. I HAVE ALSO FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR EASEMENTS THAT AFFECT THE PROPERTY DESCRIBED HEREIN. I HAVE ALSO FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR EASEMENTS THAT AFFECT THE PROPERTY DESCRIBED HEREIN.

Dean
DEAN EDW/J
DATE

NOTE:
LOT 5, BLC
- FILING IS F
THE OFFICE
POSTED ST
GRAND JUN

IMPROVEMENT LOC/
LOT 5, BLOCK 17,
SUBDIVISION

E
Banner Associates, Inc. •
2777 CROSSROADS BOULEVARD • GRAND
606 E. MAIN • SUITE



①
L = 123.74'
T = 63.07'
C = 122.58'
CB = N 58° 04' 20\" W



GRAPHIC SCALE
1 inch = 20 ft.

ACCEPTED
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
NO EVENT MAY ANY ACTION BE
TAKEN THAT AFFECTS THE SURVEY BE
CONSIDERED MADE MORE THAN TEN YEARS FROM
THE DATE OF CERTIFICATION SHOWN HEREON.

John A. Dean
4/20/08

NOTICE:
ACCORDING TO CALIFORNIA LAW YOU
MAY COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS
SURVEY WITHIN THREE YEARS AFTER
YOU FIRST KNOW OR SHOULD KNOW
OF ANY DEFECT IN THIS SURVEY OR
THREE YEARS FROM THE DATE OF
CERTIFICATION SHOWN HEREON.