

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO.

105343-10625

Building Address 2684 Paradise Wy No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2701-244-06-019 Sq. Ft. of Existing Bldgs 1465 Sq. Ft. Proposed 384
 Subdivision PARADISE HILLS Sq. Ft. of Lot / Parcel 1/3 ACRB .298 ac
 Filing 23 Block 85 Lot 619 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1849
 Height of Proposed Structure 9 MAX

OWNER INFORMATION:

Name HOWARD BARNES
 Address 2684 PARADISE WY
 City / State / Zip CO, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name HOWARD BARNES
 Address 2684 PARADISE WY
 City / State / Zip CO, CO 81506
 Telephone (970) 243-0508

***TYPE OF HOME PROPOSED:**

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

NOTES: 16 X 24 STORAGE AREA
(ATTACHED TO GARAGE) [ATTACHED GARAGE]

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 _____ NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>must meet principal structure set backs</u>
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 Howard E Barnes Date 9/27/06
 Department Approval Judith A. Fain Date 9/27/2006

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

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)



2689 PARADISE WAY

2687 PARADISE WAY

PARADISE WY

2684 PARADISE WAY

2682 PARADISE WAY

2686 PARADISE WAY

803 TAHITI DR

806 TAHITI DR

804 TAHITI DR

STORAGE AREA
16' 3"
16' 3"
16' 3"



ACCEPTED *Julian A. Berg 9/27/06*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.