

FEE \$ 10.00
 TCP \$ 1,589
 SIF \$ 460

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

BLDG PERMIT NO. 107816-16465

Existing Dec.
107816-16465

Building Address 3029 Paradise ^{WIND} ~~VIEW~~ DR.
 Parcel No. 2913-162-99003
 Subdivision PARADISE VIEW SOUTH
 Filing 1 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1572
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1572
 Sq. Ft. of Lot / Parcel 9,064
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,972 sq. ft. 21%
 Height of Proposed Structure ~24'

OWNER INFORMATION:

Name STEVE EDWARDS
 Address 603 28³/₄ RD.
 City / State / Zip 65,40. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAMIEN LOY
 Address 314 LIND LN.
 City / State / Zip 65,40. 81505
 Telephone 216-7387

***TYPE OF HOME PROPOSED:**

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

PAID

NOTES: _____

TB

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 R5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "C" Driveway Location Approval DR _____
 (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).

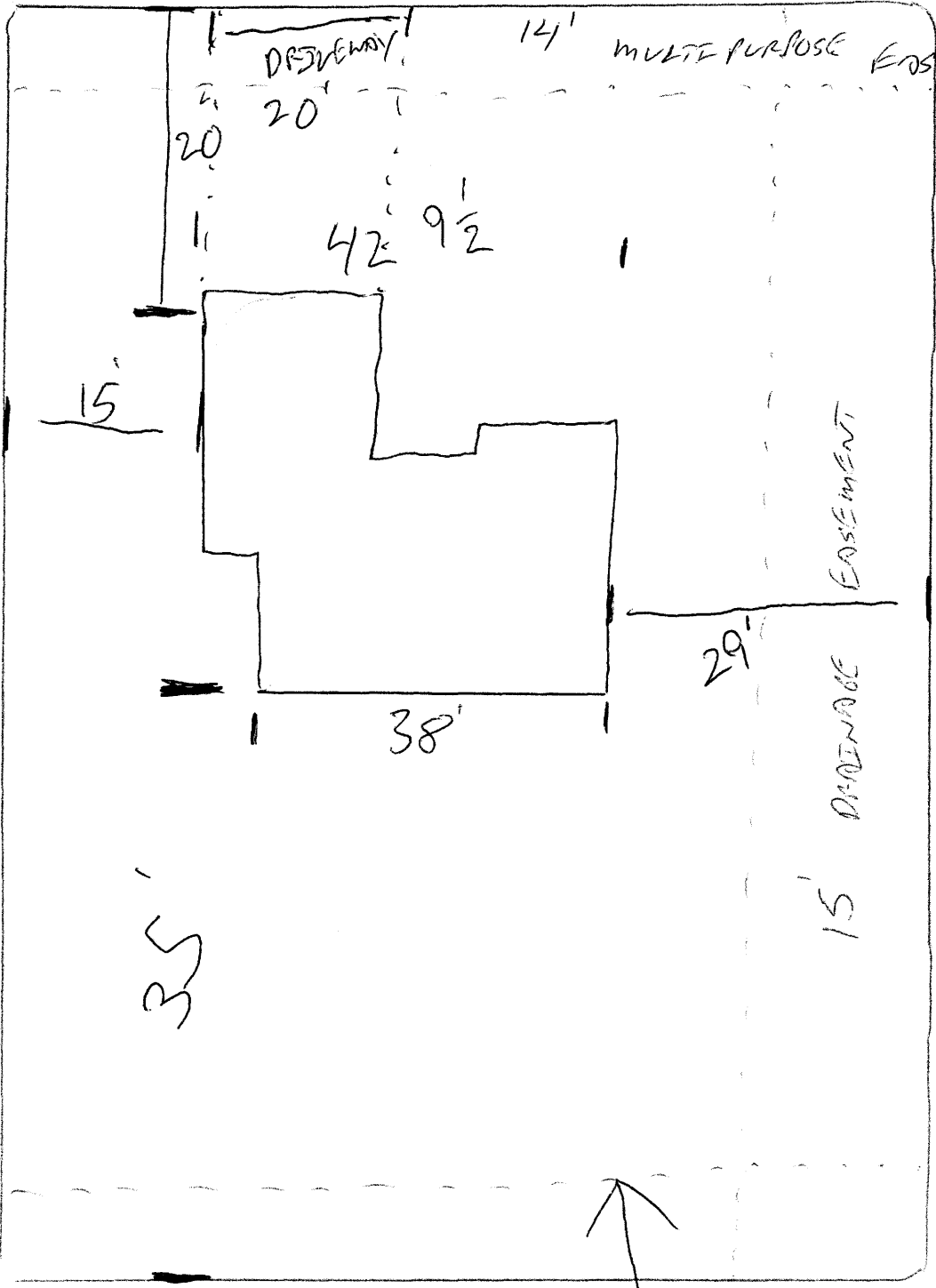
Applicant Signature Damien Loy Date 3-22-08
 Department Approval PD Judson A. Price Date 4/4/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. Per City CGUSD
 Utility Accounting UBensley Date 4/4/08

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 PO Judah A Pici
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

DRIVE OK N



W

110.75

35'

15'

38'

42' 9 1/2"

DRIVEWAY

20'

14' MULTIPURPOSE EASEMENT

EASEMENT

29'

15' DRAINAGE

101.49

E

3029 PRAIRIE VIEW DR.

86.00

BLK 1 LOT 5

S

10' SEPARATION EASEMENT