

FEE \$	10.00
TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2663 Paradise Way
 Parcel No. 2701-264-01-005
 Subdivision Paradise Hills
 Filing 1 Block 1 Lot 5

No. of Existing Bldgs 3 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2,084 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 14,069
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Adam Cochran
 Address 2663 Paradise Way
 City / State / Zip CO, CO 81504

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

APPLICANT INFORMATION:

Name Adam or Rachel Cochran
 Address 2663 Paradise Way
 City / State / Zip CO, CO 81504
 Telephone 201-6272

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

NOTES: 12' x 24' Barn/Shed for Office

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure locations, 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 PLANNING STAFF		
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>	
Voting District _____	Driveway Location Approval _____	Special Conditions _____
	(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 04/29/10
 Planning Approval [Signature] Date 4-29-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/29/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Master Map ©



4-29-10

ACCEPTED *Jayleen Anderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY