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TCP \$	/
SIF \$	/

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO.

10548-0

Building Address 2653 PARADISE WAY  
 Parcel No. 2701-264-01-013  
 Subdivision PARADISE HILLS  
 Filing 1 Block 1 Lot 13

No. of Existing Bldgs 3 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2700 Sq. Ft. Proposed 967  
 Sq. Ft. of Lot / Parcel 17,685.36  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2796 15%  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name PHIL KAVANAGH  
 Address 2653 PARADISE WAY  
 City / State / GRAND JUNCTION CO

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed 8x12

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_  
 Telephone 970-242-7978

**\*TYPE OF HOME PROPOSED:**

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

**NOTES:**

JUL 06 2010

RS

**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 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 <u>NO</u>
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <u>NO</u>
Maximum Height of Structure(s) <u>40</u>	Parking Requirement _____
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).

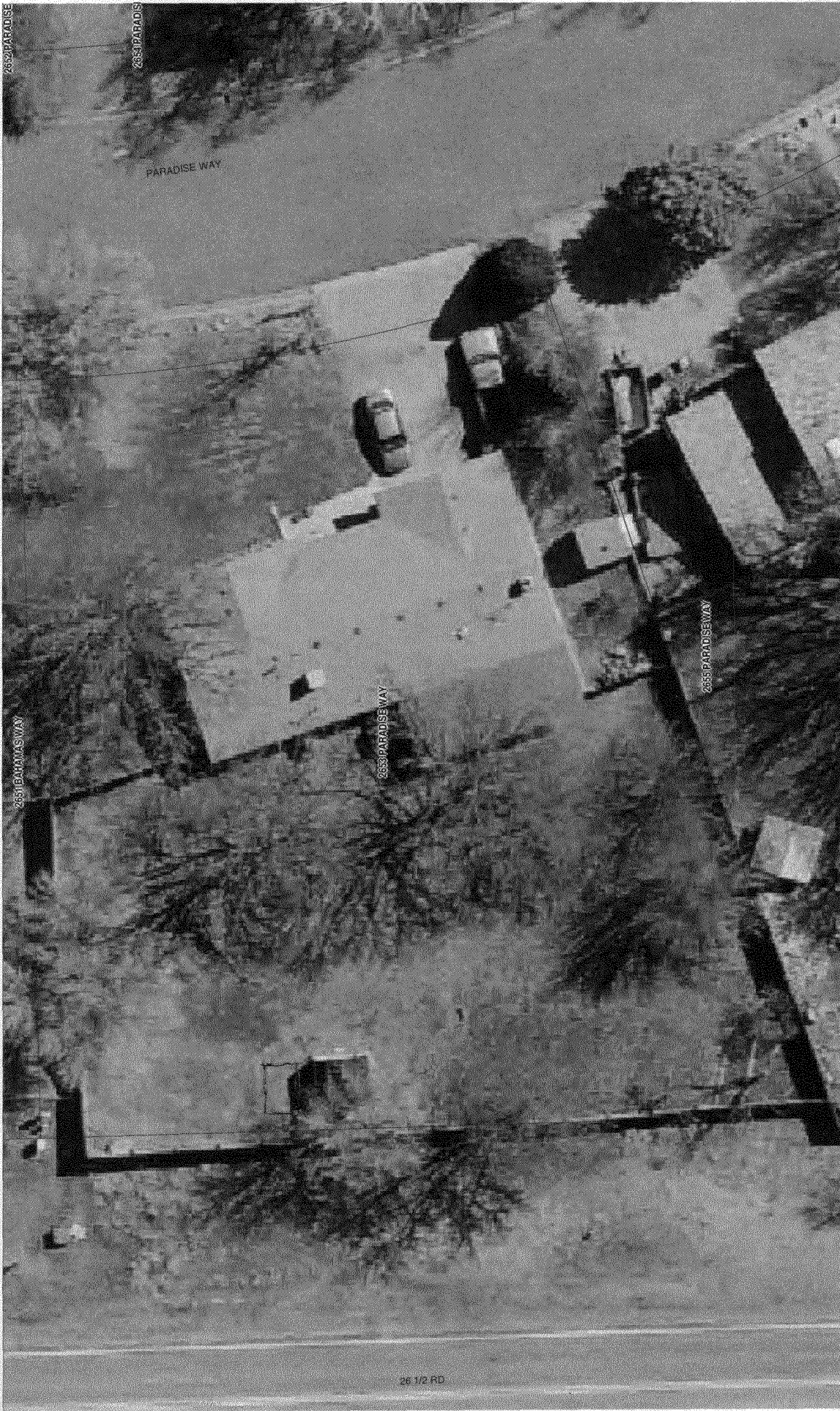
Applicant Signature Phil Kavanagh Date 7/6/10  
 Planning Approval Pat O'Connell Date 7/6/10

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>no water - no sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-6-10</u>

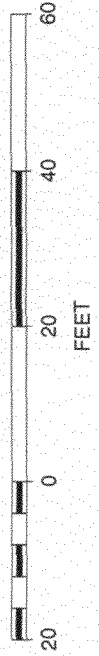
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 2653 Paradise Way



SCALE 1 : 292



*Accepted for Ordinance 7610*  
ACCEPTED FOR ORDINANCE  
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.