

FEE \$	10. ⁰⁰ / ₁₀₀
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. PAH

Building Address 2683 BAHAMAS WAY

No. of Existing Bldgs 1

No. Proposed Addition

Parcel No. 2701-264-05-025

Sq. Ft. of Existing Bldgs 2440

Sq. Ft. Proposed 465

Subdivision PARADISE HILLS SUB.

Sq. Ft. of Lot / Parcel _____

Filing _____ Block 6 Lot 18

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2905

Height of Proposed Structure _____

OWNER INFORMATION:

Name RICK CASTONGUAY

DESCRIPTION OF WORK & INTENDED USE:

Address 2683 BAHAMAS WAY

New Single Family Home (*check type below)

City / State / Zip GRAND JCT, CO 81506

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name MDR STORAGE SALES

***TYPE OF HOME PROPOSED:**

Address 3010 I-70 BUSINESS LOOP

Site Built Manufactured Home (UBC)

City / State / Zip GRAND JCT, CO 81504

Manufactured Home (HUD)

Other (please specify): _____

Telephone 254-0460

NOTES: 15'-6" x 30'-0" Garage Addition

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 50%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES NO _____

Side 7 from PL Rear 25 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

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 Jones Park Date 8/07/07

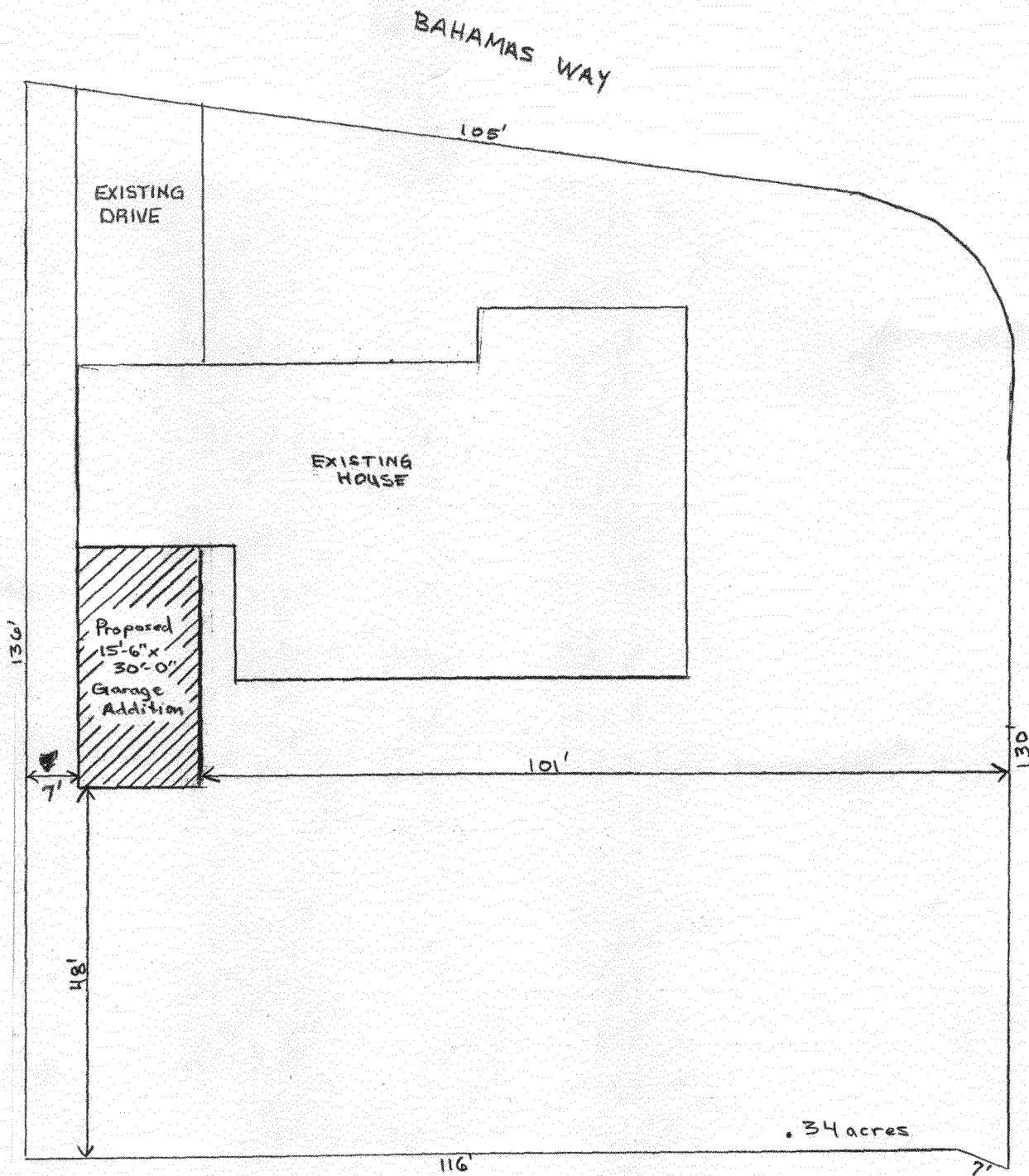
Department Approval Gayleen Henderson Date 8-16-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Garage

Utility Accounting Dotie Kover Date 8/16/07

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)



8-16-07

Gayleen Henderson

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

PLOT PLAN
 SCALE: 1"=20'

RICK CASTONGUAY
 2683 BAHAMAS WAY
 GRAND JCT, CO 81506

Lot 18, BLK 6
 PARADISE HILLS SUB