

PC-2010-370

ck# 1510

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

FEE \$	10,00
TCP \$	Ø
SIF \$	Ø

#10876

Building Address 2650 Bahamas Way No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2701-264-10-001 Sq. Ft. of Existing Bldgs 1700 Sq. Ft. Proposed _____
 Subdivision Paradise Hills Sq. Ft. of Lot / Parcel 14,331
 Filing _____ Block 10 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3265.486
 Height of Proposed Structure less than 20'

OWNER INFORMATION:

Name Tracy / Rob Courtney
 Address 2650 Bahamas Way
 City / State / Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as above
 Address _____
 City / State / _____
 Telephone 970.256.1237

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): dormer over porch

NOTES:

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'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval _____	Special Conditions <u>Bayleen Henderson</u> no addition to footprint
(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 Tracy Courtney Date 10-8-10
 Planning Approval Bayleen Henderson Date 10-8-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>colateral</u>
Utility Accounting <u>Debra Kauer</u>	Date	<u>10-8-10</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)

City of Grand Junction GIS Zoning Map ©



10-8-10
ACCEPTED *Gayle H. [Signature]*
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.

