PGR-2010-370)
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PLANNING CLEARANCE

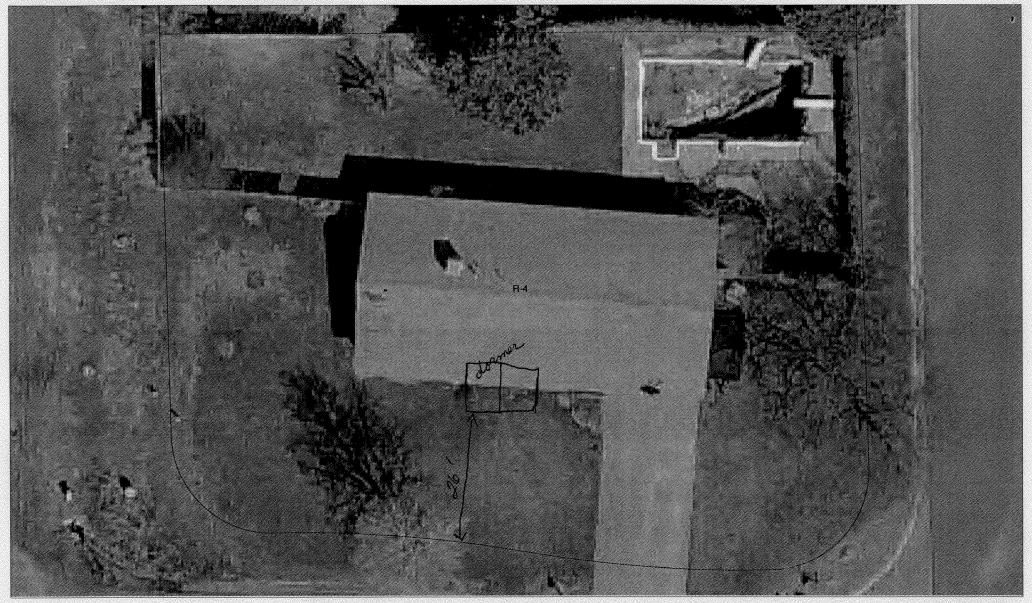
BLDG PERMIT NO.	

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

SIF \$	Talling Department
	,
Building Address 2660 Bahamas Way	No. of Existing Bldgs No. Proposed
Parcel No. 3701 - 3(64 - 10 - 00)	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision Paradise Hills	Sq. Ft. of Lot / Parcel
FilingBlock/OLot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
	(Total Existing & Proposed) 3265.486
OWNER INFORMATION:	Height of Proposed Structure 1ess Than 20'
Name Tracy / Rob Courtney	DESCRIPTION OF WORK & INTENDED USE:
Address 2650 Bahamas Way	New Single Family Home (*check type below) Interior Remodel Addition
A 1 1 1 -/-	Other (please specify):
City/State/ Grand Jct, Co \$150)	0
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Same as above	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Marie Jarrie 43 Grove	Other (please specify): dormer over parch
Address	
City / State /	NOTES:
Telephone 970, 256, 1237	
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exis	sting & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, driveway location	
THIS SECTION TO BE COMPI	LETED BY PLANNING STAFF Maximum coverage of lot by structures
ZONE R-4	Permanent Foundation Required:
SETBACKS: Front 20' from property line (PL)	YES NO
Side 7′ from PL Rear 25′ from PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s)	Parking Requirement 2
Voting District Driveway Location Approval	Special Conditions graylunite de la faction
(Engineer's Initials	
Modifications to this Planning Clearance must be approved, in structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Department of the Company of the Building Department of the Company of the Building Department of the Company of the Compan	til a final inspection has been completed and a Certificate of
I hereby acknowledge that I have read this application and the in ordinances, laws, regulations or restrictions which apply to the paction, which may include but not necessarily be limited to non-	project. I understand that failure to comply shall result in legal
Applicant Signature <u>Jian Gurling</u>	Date / / / S · / / /
Planning Approval Sayleen Horderson O	Date
Additional water and/or sewer tap fee(s) are required: YES	NO WONDO
Utility Accounting	10 Date (0-8-()
·	ion 21.02.070(b) Grand Junction Municipal Code) uilding Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED Gayles Letter 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

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