

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

BLDG PERMIT NO.

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

10876-0

Building Address 2650 Bahamas Way  
 Parcel No. 2701-264-10-001  
 Subdivision Paradise Hills Subdivision  
 Filing \_\_\_\_\_ Block 10 Lot 1

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1452 Sq. Ft. Proposed 1145  
 Sq. Ft. of Lot / Parcel 14,331  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2597  
 Height of Proposed Structure 15'

### OWNER INFORMATION:

Name Robert Courtney  
 Address 2650 Bahamas Way  
 City / State / Grand Jct., CO 81505

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Mr. Storage Sales  
 Address 3010 I-70 Business Loop  
 City / State / Grand Jct., CO 81504  
 Telephone (970) 254-0460

### \*TYPE OF HOME PROPOSED:

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

NOTES: 21 x 45' detached shop -  
w/ 10' x 20' popout

**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 <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.

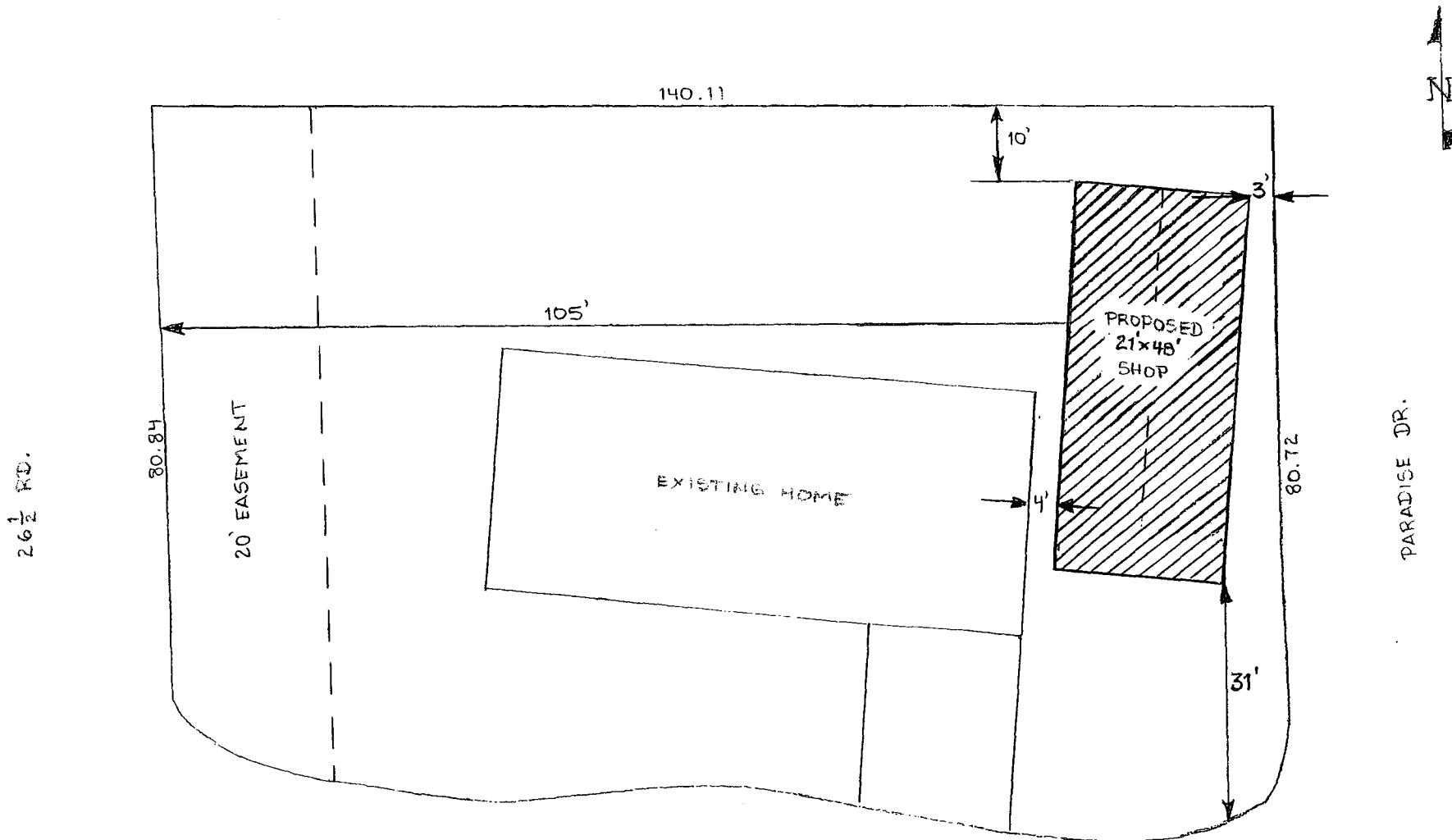
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jones Date 10-26-2010

Planning Approval Dan Henderson Date 10-27-2010

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

COURTNEY RESIDENCE  
2650 BAHAMAS WAY



26 1/2 RD.

80.84

20' EASEMENT

105'

EXISTING HOME

10'

PROPOSED  
21x48'  
SHOP

31'

80.72

PARADISE DR.

10-27-10

BAHAMAS WAY

ACCEPTED *Gayleen Henderson*

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 SETBACKS.

SCALE: 1" = 20'

