

FEE \$	10. ⁰⁰
TCP \$	1539. ⁰⁹
SIF \$	400. ⁰⁹

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Building Address 248 VOLLECTO CT.
 Parcel No. 2043-303-74-024
 Subdivision DURANGO ACRES
 Filing 2 Block 1 Lot 24

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Lot / Parcel 10560
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3062

OWNER INFORMATION:

Name MARTY & ANNA MARIE BODEN
 Address 233 GARFIELD
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name PORTER HOMES + CONE, LLC
 Address 245 LIMOS CT.
 City / State / Zip GRAND JUNCTION, CO 81503
 Telephone 241-7067

***TYPE OF HOME PROPOSED:**

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

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSE-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>JAR/ML</u> (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 [Signature] Date 12/20/06

Department Approval JAR [Signature] Date 12/28/06

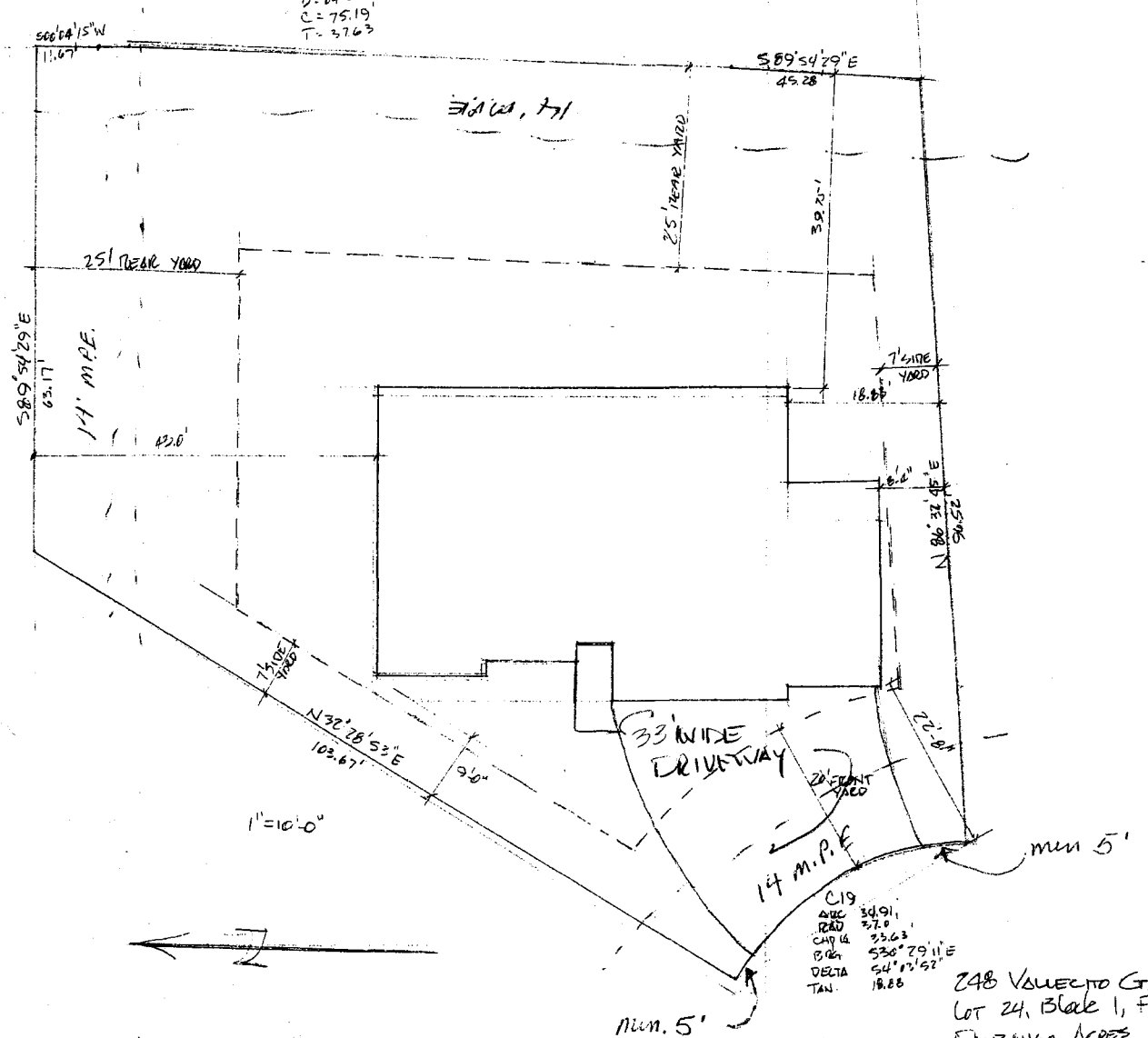
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>paid @ OMSD.</u>
Utility Accounting <u>Katlebony</u>	Date <u>12/28/06</u>	

JAR Wendy Jones 12/28/00

PROPERTY LINES
PROPERTY LINES

15' temp construction easement

A = 75.21
 Z = 87.00
 D = 04° 57' 12" N
 C = 75.19'
 T = 37.63



C19	
ABC	34.91
BCD	37.0
CDP14	33.63
BCD	530° 29' 11\"
DECTA	54' 02' 52\"
TAN.	18.88

248 VOLUNTO CT.
 LOT 24, Block 1, FILINA 2
 DURANGO ACRES
 2943-203-74-024

Done OK
 JAR