

FEE \$ 10
TCP \$ 2554
SIF \$ 460
X

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 5

~~BLDG PERMIT NO.~~
DEFERRED

NOV 21 10 06 AM
PAID

Building Address 203 Metro Ct.
 Parcel No. 2943-294-42-015
 Subdivision FAIRWAY PINES
 Filing _____ Block _____ Lot 15

No. Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2965
 Sq. Ft. of Lot / Parcel 8955
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Aaron Vabel
 Address 19101 ONE WOOD RD.
 City / State / Zip Montrose, CO. 81401

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name PORTER HOMES LLC.
 Address 2396 Ridgeway Dr.
 City / State / Zip G.S. CO 81507
 Telephone 210-6324

*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 PLANNING STAFF

ZONE R-4 Maximum coverage of lot by structures 55' 50"
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District E Driveway Location Approval WS 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 [Signature] Date 8-11-2009
 Planning Approval WS [Signature] Date 8/12/09

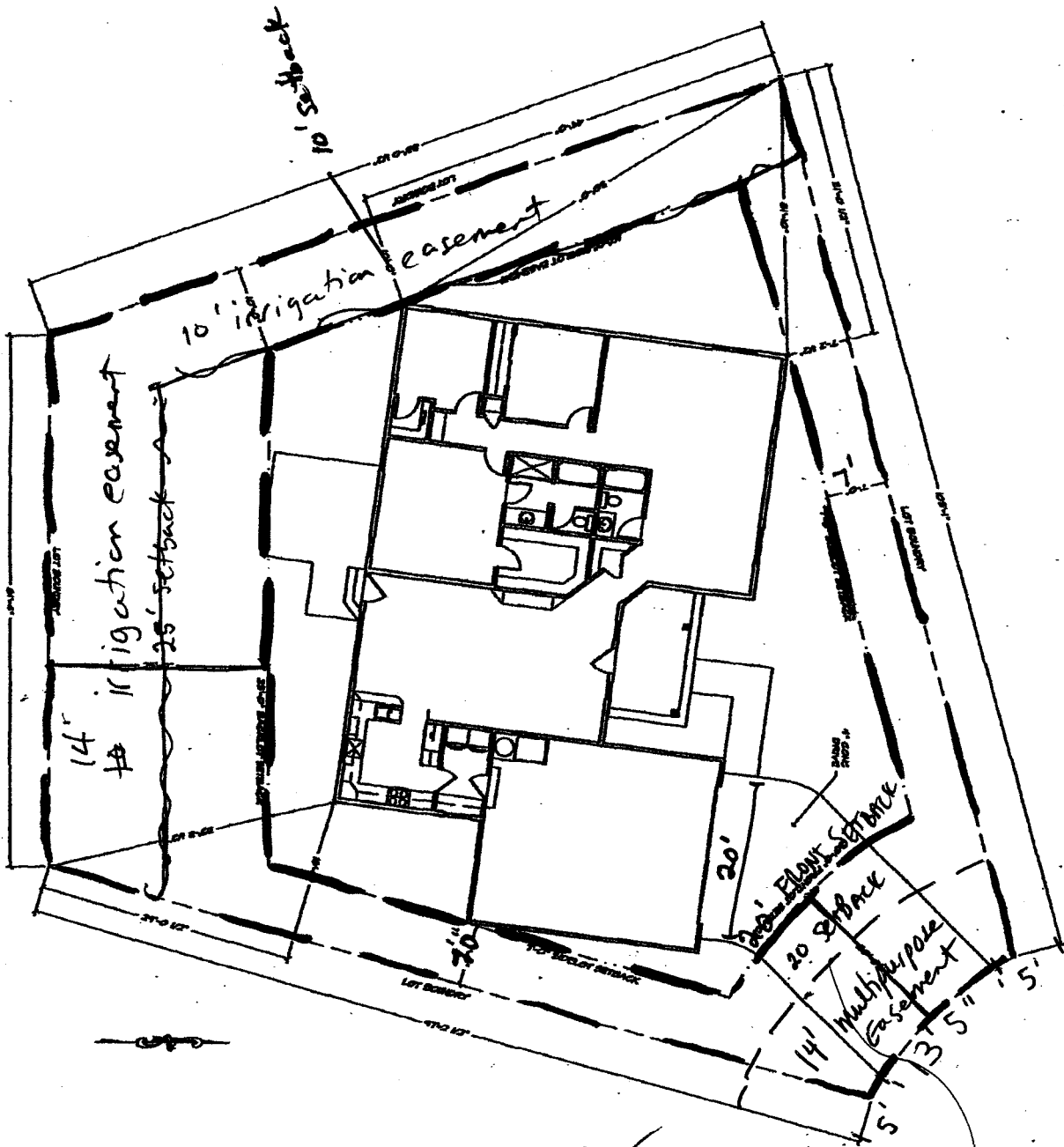
Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>MSD 15234</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-19-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan Fairway Pines Lot #15

203 METSO CT.

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ACCEPTED *Wendy Spurr*
 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.

Wendy Spurr
Wendy Spurr

CARAWAY RESIDENCE
 DESIGN HOME
 GRAND JUNCTION, CO

DESIGN TO LAST
 The Integrity of A Green
 3078 1/2 Woodmonte Pl
 Grand Junction, CO 81505
 970-243-2204

Defatted

34232

City of Grand Junction

Public Works & Planning Department, Planning Division

Date 8/19/09 0902213
 Payee Name Porter Homes LLC 042-672 conf
 Mailing Address 2396 Ridgeview Ave
 City, State, Zip Code 81507
 Telephone 210-6324
 Project Address/File/Name 203 Metso Ct

DESCRIPTION	AMT	DESCRIPTION	AMT
DEVELOPMENT PROJECTS		PERMITS	
100-321-43195-13-109465 (DEV)		100-321-43195-13-124415 (PERMIT)	
Rezone, GPA		Temporary Use Permit	
Conditional Use		Sign Permit/Clearance (#)	
Major Sub-ODP, Prelim, Final		Fence Permit (#)	
Simple Subdivision		Home Occupation Permit	
PD - ODP, Prelim, Final		Special Events Permit (#)	
ROW / Easement Vacation		↓ Main Street Banner Permit	
Replat / Property Line Adj		OTHER	
Variance		School Impact 701-905-43994 (SLD)	460
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	2557
Change of Use		Cash in Lieu of Half Street (General) 207-61314-43991-30	
Floodplain Permit		Cash in Lieu of Half Street (River Rd & D Rd 204-61314-43991-30-F04600	
Revocable Permit		Mapping Svcs 401-254-43001-12-118830	
Other:		Maps General 401-254-43001-12-118825	
General Mtg/PreApp Fee		Map Books 401-254-43001-12-118800	
↓		Code, Manuals, Copies, etc. 100-321-43195-13-120515 (MANUAL)	
PLANNING CLEARANCE (#) 100-321-43195-13-124450 (PLAN)	10		

PAID
NOV 12 2009

Treasurer Receipt No. _____ TOTAL \$ 3,024⁰⁰
 Planning Initials _____ Cash Check Other

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)