

FEE \$	\$10 ⁰⁰
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____
 Paid @ OMSD

Building Address 248 VALLECITO CT
 Parcel No. 2943-303-74-024
 Subdivision DURANGO ACRES Subdivision
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name MARTY P & ANNA MARIE BODEN
 Address 248 VALLECITO CT.
 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): DRIVEWAY

APPLICANT INFORMATION:

Name MARTY P & ANNA MARIE BODEN
 Address 248 VALLECITO CT
 City / State / Zip GRAND JUNCTION CO 81503
 Telephone 970-242-7967

***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>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 _____ NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Driveway only</u>
Voting District <u>E</u>	Driveway Location Approval _____ (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 Marty P Boden Date 10/29/07
 Department Approval Paul Hornbeck Date 10/29/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>500</u> <u>swr paid through OMSD</u>
Utility Accounting	Date <u>10/29/07</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

JAR Wendy Jones 12/28/00

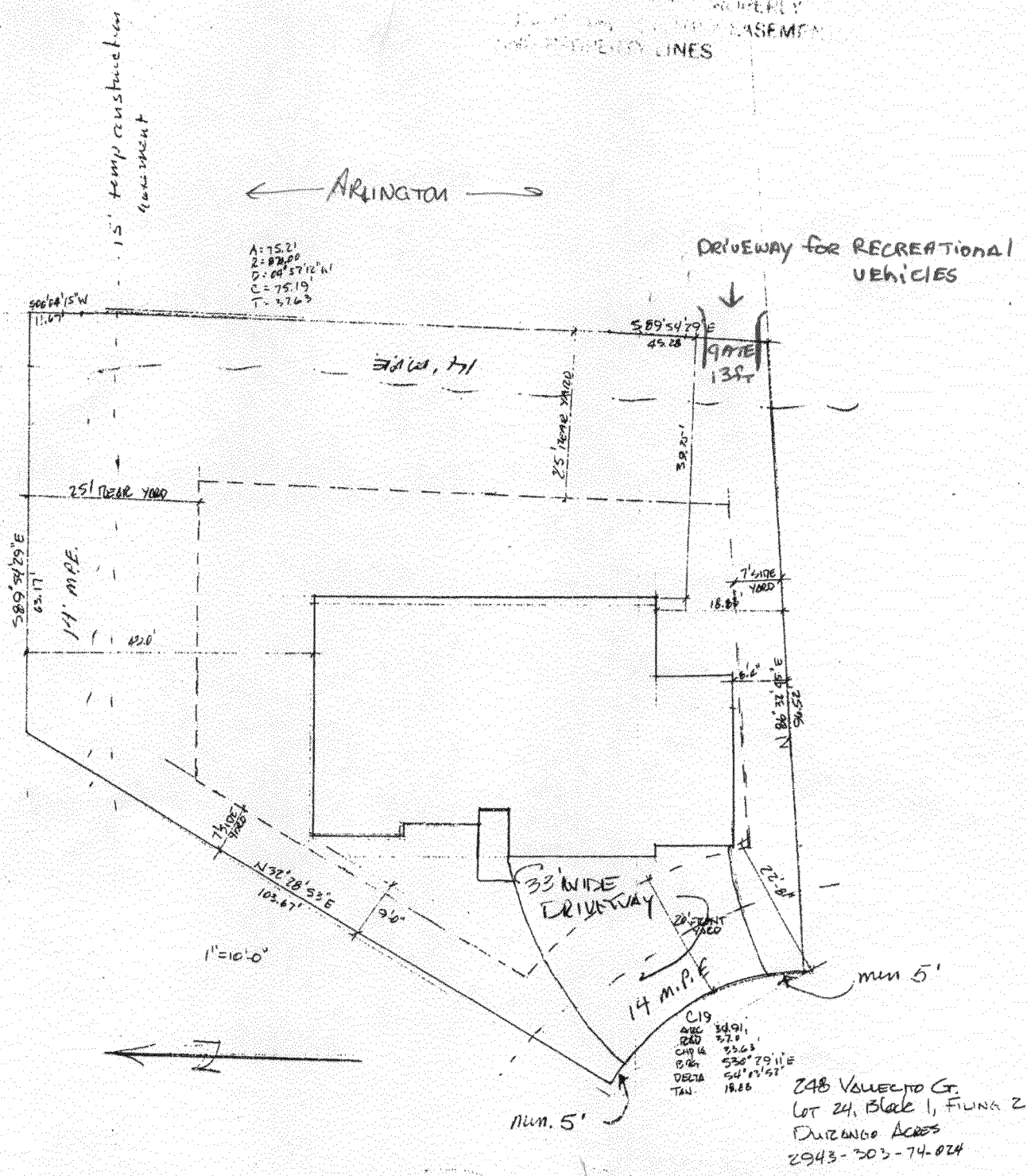
RECEIVED BY
 JAR
 12/28/00
 PLASEMEN
 LINES

← ARINGTON →

DRIVEWAY for RECREATIONAL VEHICLES

A = 75.21
 Z = 87.00
 D = 09° 57' 12" N
 C = 75.19
 T = 57.63

← B 1/2 Rd →



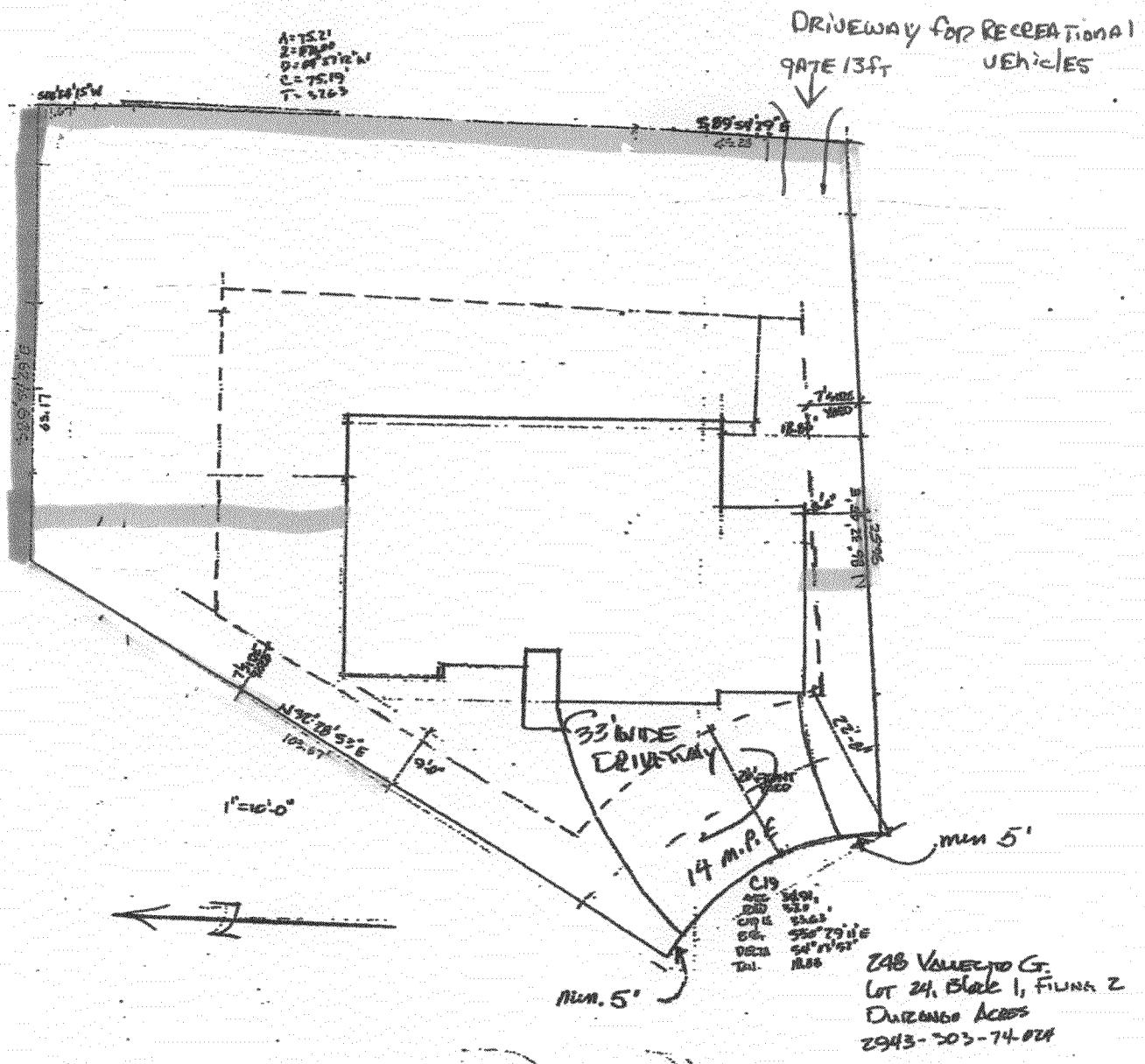
248 VALUETO CT.
 LOT 24, Block 1, FLING 2
 DURANGO ACRES
 2943-303-74-024

Done OK
 JAR

■ NEW 6 FT CEDAR FENCE
 ■ EXISTING VINYL FENCE
 ■ EXISTING 6 FT CEDAR FENCE 08/05/07

LAYOUT FOR FENCE
 THIS IS WHAT IS
 BEING SUBMITTED
 08/06/07 FOR PERMIT
 FROM CITY AND TO THE HOME OWNERS ASSOCIATION

JAR Wendy Jones 12/28/06



Done OK
 JAR

ZAB VALLEY TO CT.
 LOT 24, Block 1, FILM 2
 DURANGO ACRES
 2943-503-74-024