

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. \_\_\_\_\_

*P*

Building Address 248 VALLECITO CT No. of Existing Bldgs 1 No. Proposed 2  
 Parcel No. 2943-303-74-024 Sq. Ft. of Existing Bldgs 1476 Sq. Ft. Proposed 1005R~~4~~  
 Subdivision DURANGO ACRES Sq. Ft. of Lot / Parcel 10,541.52  
 Filing 2 Block 1 Lot 24  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name MARY 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): SHED 10X10

**APPLICANT INFORMATION:**

Name MARY 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'/25'</u> from property line (PL)	Permanent Foundation Required: YES <u>✓</u> NO _____
Side <u>7'/3'</u> from PL Rear <u>25'/5'</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 _____ (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 Anna Marie Boden Date 10/18/07  
 Department Approval Bayleen Henderson Date 10-18-07

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>OM Billed</u>
Utility Accounting <u>AM</u>	Date <u>10-18-07</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)

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 PROPERTY LINES

HOME OWNERS ASSOCIATION

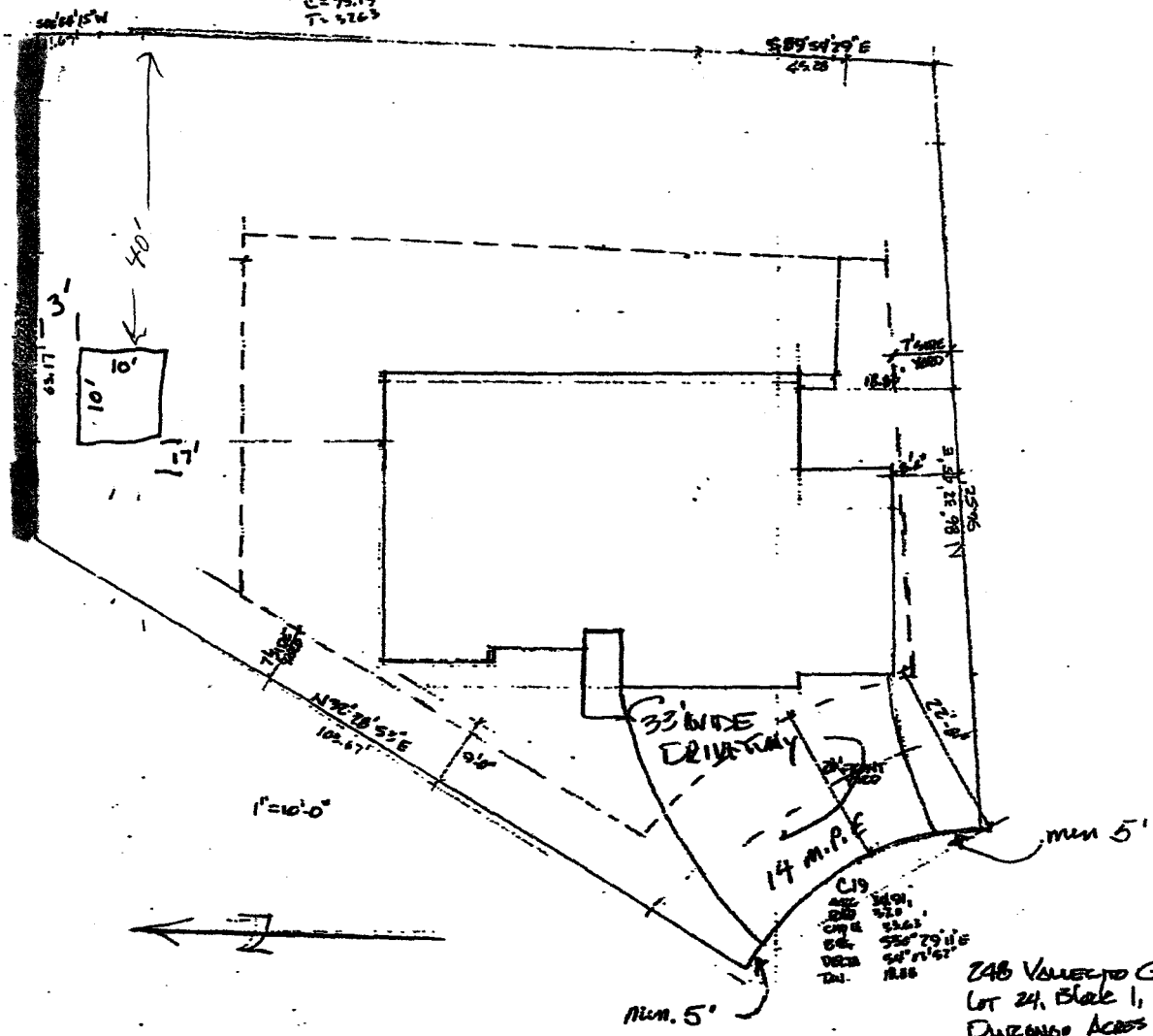
JPR Wendy Jones 12/28/07

10-18-07

Daylen Hender

A=7521  
B=8700  
C=7519  
T=5263

TRACKS MUST BE  
BY PLANNING  
PLANTS  
PROPERLY  
EASTERN



Done OK  
JPR