

FEE \$	10
TCP \$	4605
SIF \$	1589

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. M

Building Address 212 meadow Pt Dr.
 Parcel No. 2943304-4700
 Subdivision Chipeta Heights
 Filing 1 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2682
 Sq. Ft. of Lot / Parcel 9261
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3400
 Height of Proposed Structure _____

OWNER INFORMATION:

Name RA Builders Inc
 Address 3157 maddie ct
 City / State / Zip Grand jet co 81603

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address Same ↑
 City / State / Zip _____
 Telephone 260-0546

*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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval PH _____
 (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 J. Gens Date 6-12-8

Department Approval PH Pat Dunlap Date 6/17/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PAID @ OUSD

Utility Accounting [Signature] Date 6/25/08

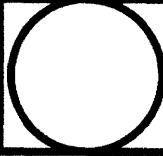
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Advanced Drafting Technicians LLC
 1008 North Park Blvd #100
 Grand Junction, CO 81505
 Phone: (970) 243-7888 Fax: (970) 243-4571

JRJ Builders - Grand Junction, CO
 212 Meadow Point Drive - Blk 3 - Lot 1

The Maple



Revisions

A	
B	
C	
D	
E	

Drawn By: ADT

REV Date: 6/5/08

Date: 6/3/08

Scale: 1" = 20'

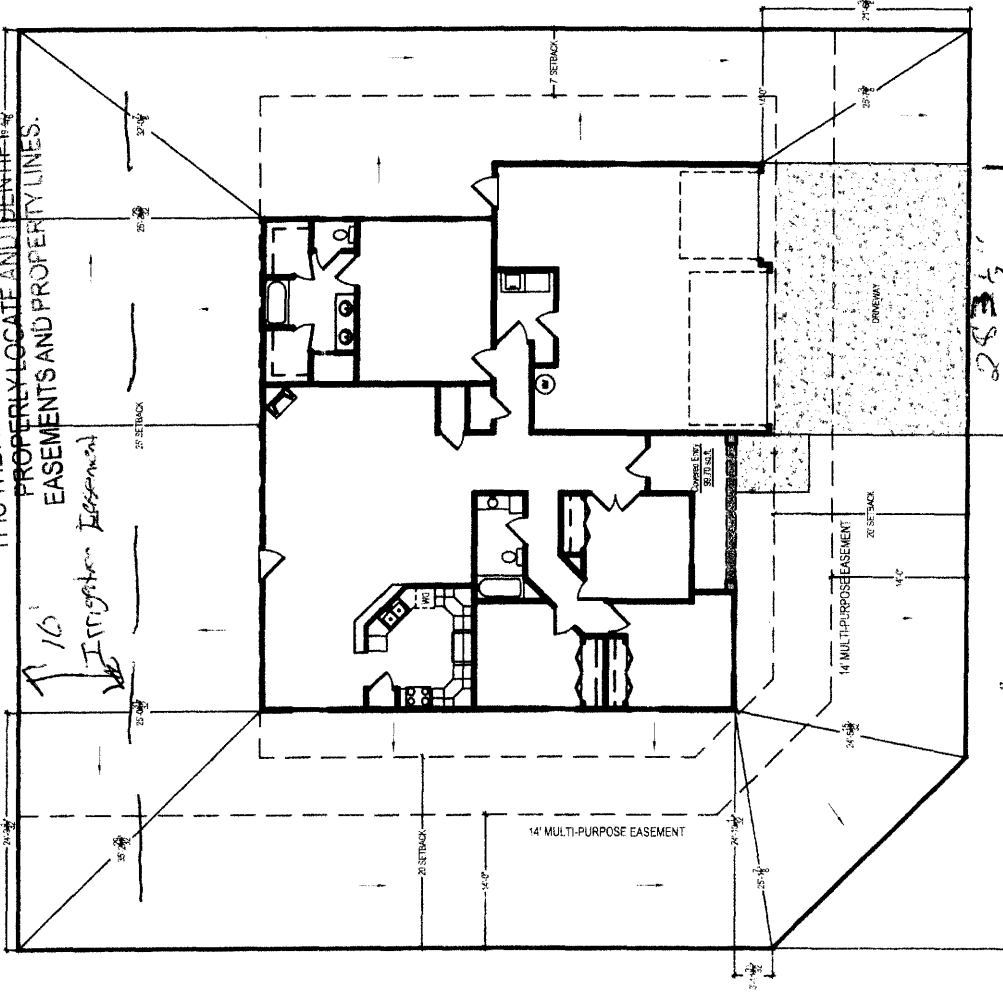
Site Plan

Sheet: C1

21200-0546

ACCEPTED PH Lot Overlay 6/17/08

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.



28' 1/2"
 Drive OK
 put 6/17/08

212 meadow Pt Drive
 Block 3 lot 1
 Chipeta Heights Sub



Chipeta Heights Subdivision	
PLUMB	1
BLOCK	3
LOT NUMBER	1
LOT SIZE	595.94 sq. ft.
LIVING AREA	1976.40 sq. ft.
GARAGE	706.55 sq. ft.
TOTAL AREA	2682.75 sq. ft.