

FEE \$	10
TCP \$	<del>450</del> 1589.00
SIF \$	<del>450</del> 460.00

# PLANNING CLEARANCE

BLDG PERMIT NO. JK

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

Building Address 213 Meadow Point Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-304-48-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Chipeta Heights Sq. Ft. of Lot / Parcel 8035  
 Filing 1 Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3320  $\phi$   
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Acci 2000  
 Address PO Box 511  
 City / State / Zip Clifton, Co. 81520

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Acci 2000  
 Address PO Box 511  
 City / State / Zip Clifton Co 81520  
 Telephone 970 2107670

**\*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>30</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7</u> from PL Rear <u>35</u> from PL	Parking Requirement <u>2</u> <b>PAID</b>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>PH</u> <b>CB</b> <small>(Engineer's Initials)</small>	

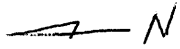
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Chris Willim Date 6/27/08  
 Department Approval PH Pat Dunlap Date 6/30/08

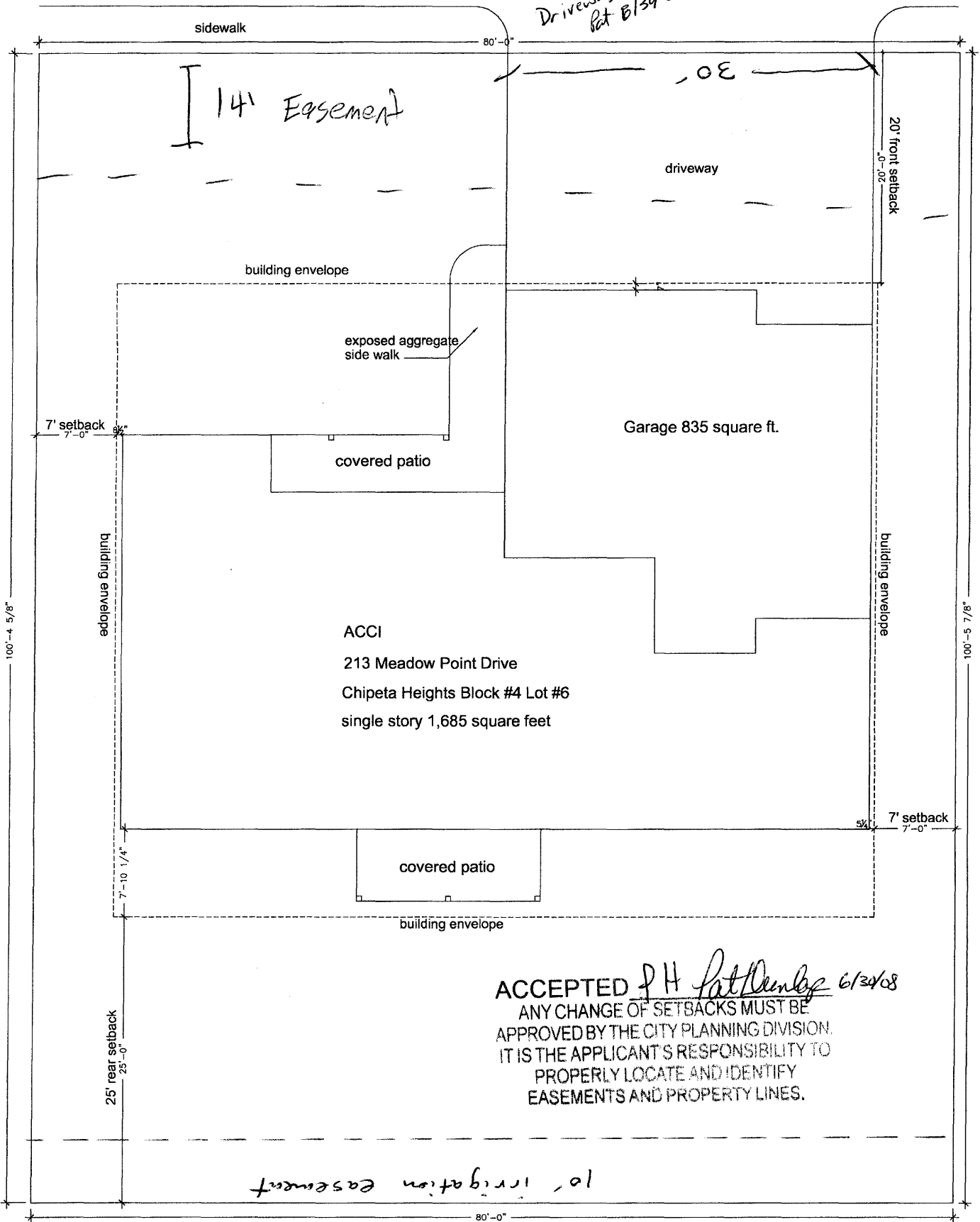
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD on MSD</u>
Utility Accounting <u>T Bensley</u>	Date <u>6/30/08</u>

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)



# Meadow Point Drive

*Driveway OK  
Per 6/30/08*



ACCEPTED *JH Patterson* 6/30/08  
 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.

# ACCI