FEE \$	1000
TCP\$	2554 00
SIF \$	4000

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG	DEDI	AIT N	\sim
DLDG	r Eni	VII I IN	U.

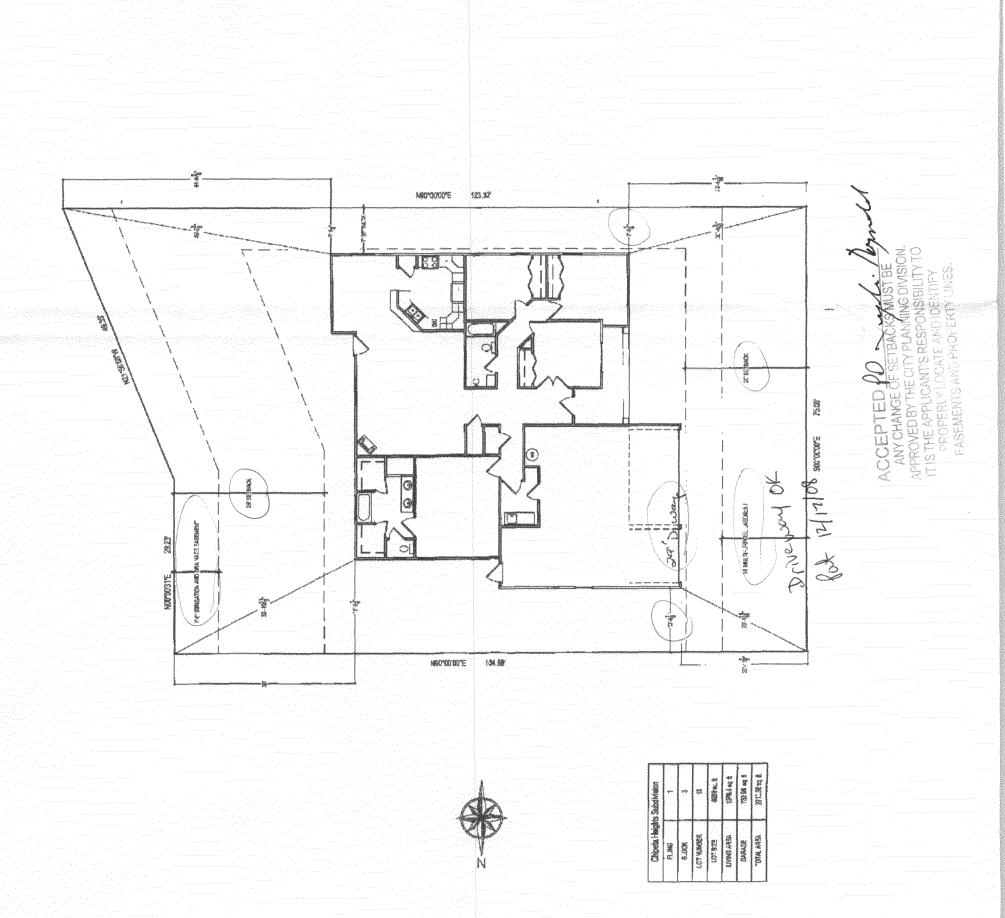
(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 204 Vinta Hills Dr.	No. of Existing Bldgs No. Proposed
Parcel No. 2943-304-47-015	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision Chipeta Heights	Sq. Ft. of Lot / Parcel 8288
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 27/0 32% Height of Proposed Structure -35
Name JRJ Builders clnc.	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below)
Address 3157 maddie ct	Interior Remodel Addition
City / State / Zip 45 Cio 8/503	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify):
	TES:
Telephone 970 - 260 - 0546	
	isting & proposed structure location(s), parking, setbacks to all a width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF
$()$ \cdot \cdot \cdot	
ZONE	Maximum coverage of lot by structures
SETBACKS: Front <u>30'</u> from property line (PL)	Maximum coverage of lot by structures
,	> 6
SETBACKS: Front <u>30</u> from property line (PL) Side 7 from PL Rear <u>25</u> from PL	Permanent Foundation Required: YES X NO
SETBACKS: Front from property line (PL)	Permanent Foundation Required: YES NO Parking Requirement
SETBACKS: Front <u>30</u> from property line (PL) Side <u>7</u> from PL Rear <u>25</u> from PL Maximum Height of Structure(s) <u>35</u>	Permanent Foundation Required: YES NO PAID Parking Requirement DEC 2 2 2008 Special Conditions
SETBACKS: Front <u>30</u> from property line (PL) Side <u>7</u> from PL Rear <u>25</u> from PL Maximum Height of Structure(s) <u>35</u> Voting District <u>E</u> Driveway Location Approval <u>60</u>	Parking Requirement 2 Parking Requirement 2 Special Conditions DEC 2 2 2008 TB Not in Floodplain In writing, by the Community Development Department. The notil a final inspection has been completed and a Certificate of
SETBACKS: Front 30 from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) 35 Voting District E Driveway Location Approval (Engiheer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied up	Parking Requirement 2 Special Conditions DEC 2 2 2008 TB In writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
SETBACKS: Front 30 from property line (PL) Side 7 from PL Rear 35 from PL Maximum Height of Structure(s) 35 Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Dept. I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the	Parking Requirement 2 Special Conditions DEC 2 2 2008 TB In writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal
SETBACKS: Front 30 from property line (PL) Side 7 from PL Rear 35 from PL Maximum Height of Structure(s) 5 Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Del I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not	Parking Requirement 2 Special Conditions DEC 22 2008 TB In writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s).
SETBACKS: Front 30 from property line (PL) Side 7 from PL Rear 35 from PL Maximum Height of Structure(s)	Parking Requirement 2 Special Conditions DEC 22 2008 TB Not in Flood plain In writing, by the Community Development Department. The notil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal in-use of the building(s). Date 12-11-12 Date 12/11/08
SETBACKS: Front 30 from property line (PL) Side 7 from PL Rear 35 from PL Maximum Height of Structure(s) 35 Voting District E Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied un Occupancy has been issued, if applicable, by the Building Del I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature 2 Populations of Page 12 Popula	Parking Requirement 2 Special Conditions DEC 22 2008 TB Not in Flood plain In writing, by the Community Development Department. The notil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code). Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal in-use of the building(s). Date 12-11-12 Date 12/11/08

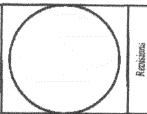
(Pink: Building Department)

(Goldenrod: Utility Accounting)





Grand Junction, CO. 81504 The Maple-JRJ Builders





12/10/08 8