

FEE \$	10
TCP \$	2554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 214 Vista Hills DR
 Parcel No. 2943-304-48-01
 Subdivision Chipeta Heights
 Filing 1 Block 4 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2724
 Sq. Ft. of Lot / Parcel 8200
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JRS Builders Inc
 Address 3157 maddie ct
 City / State / Zip CO 81503

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 <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 <input checked="" type="checkbox"/> NO _____
Side <u>7</u> from PL Rear <u>25</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 <u>RR</u> (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 [Signature] Date 7-31-8
 Department Approval PH Sylvia Reynolds Date 8/1/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pd @ Omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/11/08</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)

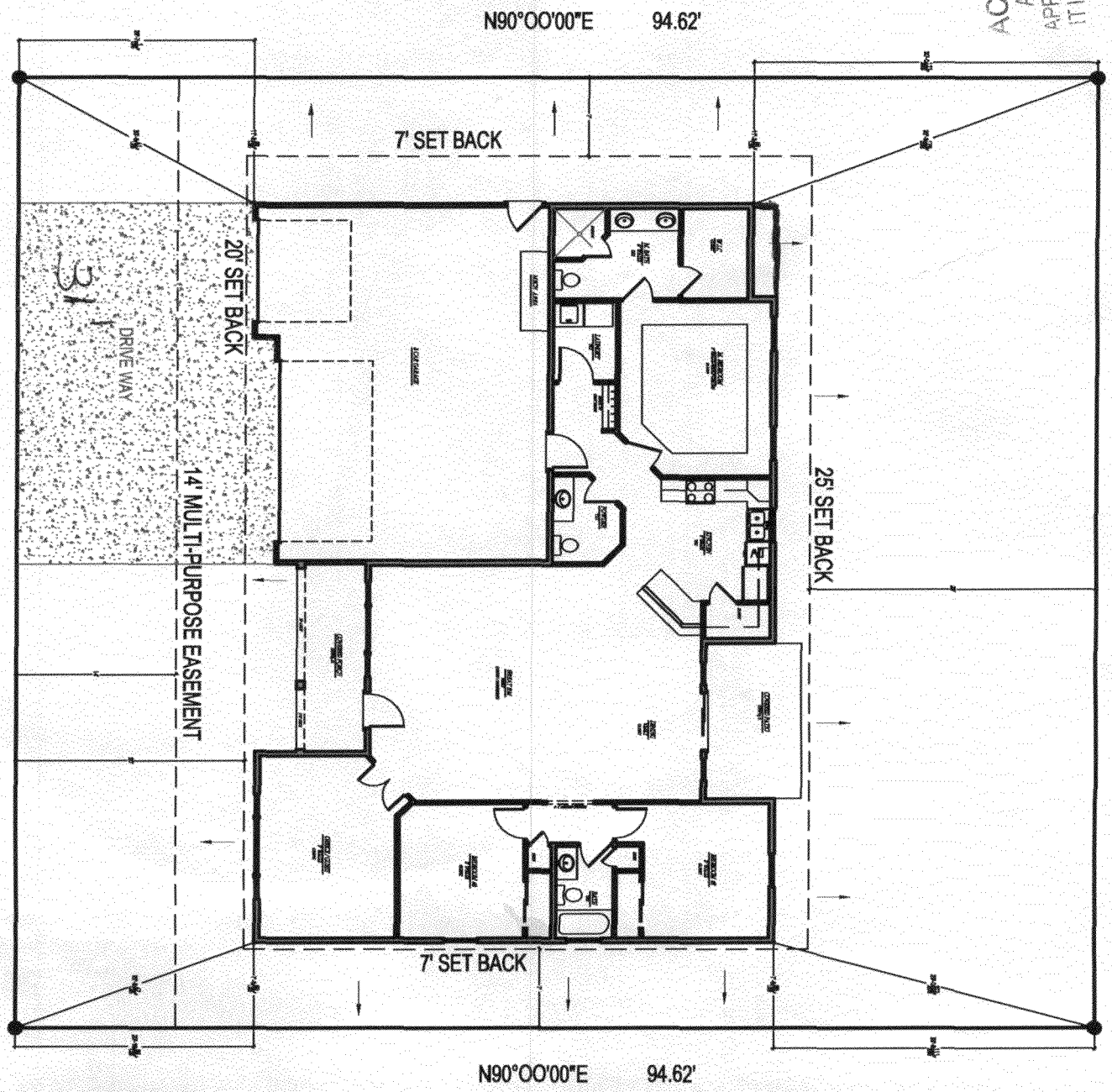
8/11/18

ACCEPTED *[Signature]*
 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.



Chipeta Heights Subdivision	
FLING	1
BLOCK	4
LOT NUMBER	1
LOT SIZE	0 sq. ft.
LIVING AREA	1933.55 sq. ft.
GARAGE	788.33 sq. ft.
TOTAL AREA	2723.88 sq. ft.

JKS Builders
200-0542
224015th Hills



N00°00'20"W 84.75'

S00°00'00"E 84.75'

N90°00'00"E 94.62'

<p>A1</p> <p>Floor Plan</p>	<p>Revisions</p> <table border="1"> <tr><td>A</td><td></td></tr> <tr><td>B</td><td></td></tr> <tr><td>C</td><td></td></tr> <tr><td>D</td><td></td></tr> <tr><td>E</td><td></td></tr> </table>	A		B		C		D		E		<p>ADT</p> <p>6/5/08</p> <p>6/5/08</p> <p>NTS</p>	<p>The Gunnison</p> <p>Grand Junction, CO. 81504</p>	<p>ADT</p> <p>Advanced Drafting Technicians LLC</p> <p>Drafting and Design</p> <p>1500 West 8th North St</p> <p>Grand Junction CO 81501</p> <p>Phone (970) 242-8888 Fax (970) 244-4831</p>
	A													
	B													
	C													
	D													
E														