

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

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

BLDG PERMIT NO.	DEFERRED
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Building Address 216 meadow Pt Dr
 Parcel No. 2943-304-46-008
 Subdivision Chipeta Height
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700
 Sq. Ft. of Lot / Parcel 2833
 Sq. Ft. Coverage of Existing Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bill Ogle
 Address 116 Mira Monte
 City / State / Zip 55 CO, 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JRS
 Address 203 3/57 maddie dr
 City / State / Zip 63 CO 81503
 Telephone 260-0546

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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.

DEFERRED

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 _____ 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 <u>FEEES DEFFERED</u>
Voting District <u>E</u> Driveway Location Approval <u>cl</u> (Engineer's Initials)	<u>Flood Plain - No</u>

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 8/29/9
 Department Approval [Signature] Pat Dumbke Date 9/2/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>0msd pd 1500.00</u>
Utility Accounting <u>Are we</u>	Date <u>9/8/09</u>	<u>w/o 21505</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)

FEE \$	10
TCP \$	2554
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

725

BLDG PERMIT NO.
DEFERRED

Building Address 216 meadow Pt Dr
 Parcel No. 2943-304-46-008
 Subdivision Chipeta Heights
 Filing 1 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700
 Sq. Ft. of Lot / Parcel 8833
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bill Ogle
 Address 116 Mira Monte
 City / State / Zip 55 CO, 81503

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 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name JRS
 Address Same 3/57 maddie dr
 City / State / Zip 63 CO 81503
 Telephone 260-0546

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

PAID
 DEC 18 2009
 TB

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Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u>	FEEs DEFERRED
Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>Flood Plain - No</u>

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Utility Accounting <u>[Signature]</u>	Date <u>9/8/09</u>	<u>w/o 21505</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)

Nth

90'

10' IRREG. ESMNT

25' SETBACK

98'.06

10'
17' min
S. BACKS

ACCEPTED *[Signature]* 9/2/09
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.

53'-6"

98'.22

90'

GARAGE

60'

DRIVAY

20' SETBACK

31'

14' multiPURPOSE

90'

RECEIVED
SEP 6 2009

Bill OGLE - OWNER
JRS BUILDERS 260-0546

216 MEADOW Pt DR. 2943-304-46-008