

FEE \$	10 ⁰²
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 31

Building Address 248 VALLECITO CT. No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2943-303-74-024 Sq. Ft. of Existing Bldgs 1572 Sq. Ft. Proposed 100
 Subdivision Durango Acres Filing Two Sq. Ft. of Lot / Parcel 10,541.52
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1672 + 465 = 2137 22%
 Height of Proposed Structure 6.5'

OWNER INFORMATION:

Name MARTY P + ANNAMARIE BODEN DESCRIPTION OF WORK & INTENDED USE:
 Address 248 VALLECITO CT
 City / State / Zip GRAND JUNCTION, CO 81503
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED

APPLICANT INFORMATION:

Name SAME AS ABOVE *TYPE OF HOME PROPOSED:
 Address _____
 City / State / Zip _____
 Telephone 970-242-7967
 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 PLANNING 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 <u>X</u>
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Anne Marie Boden Date 4/13/09

Planning Approval Pat Develgo Date 4/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>UNSD</u>
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Utility Accounting <u>[Signature]</u>	Date <u>4-13-09</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NEW 6ft CEDAR FENCE

EXISTING VINYL FENCE

EXISTING 6ft CEDAR FENCE 08/05/07

LAYOUT FOR FENCE
THIS IS WHAT IS
BEING SUBMITTED
08/06/07 FOR PERMIT
FROM CITY AND TO THE PROPERTY LINES
HOME OWNERS ASSOCIATION

JAR Wendy [Signature]

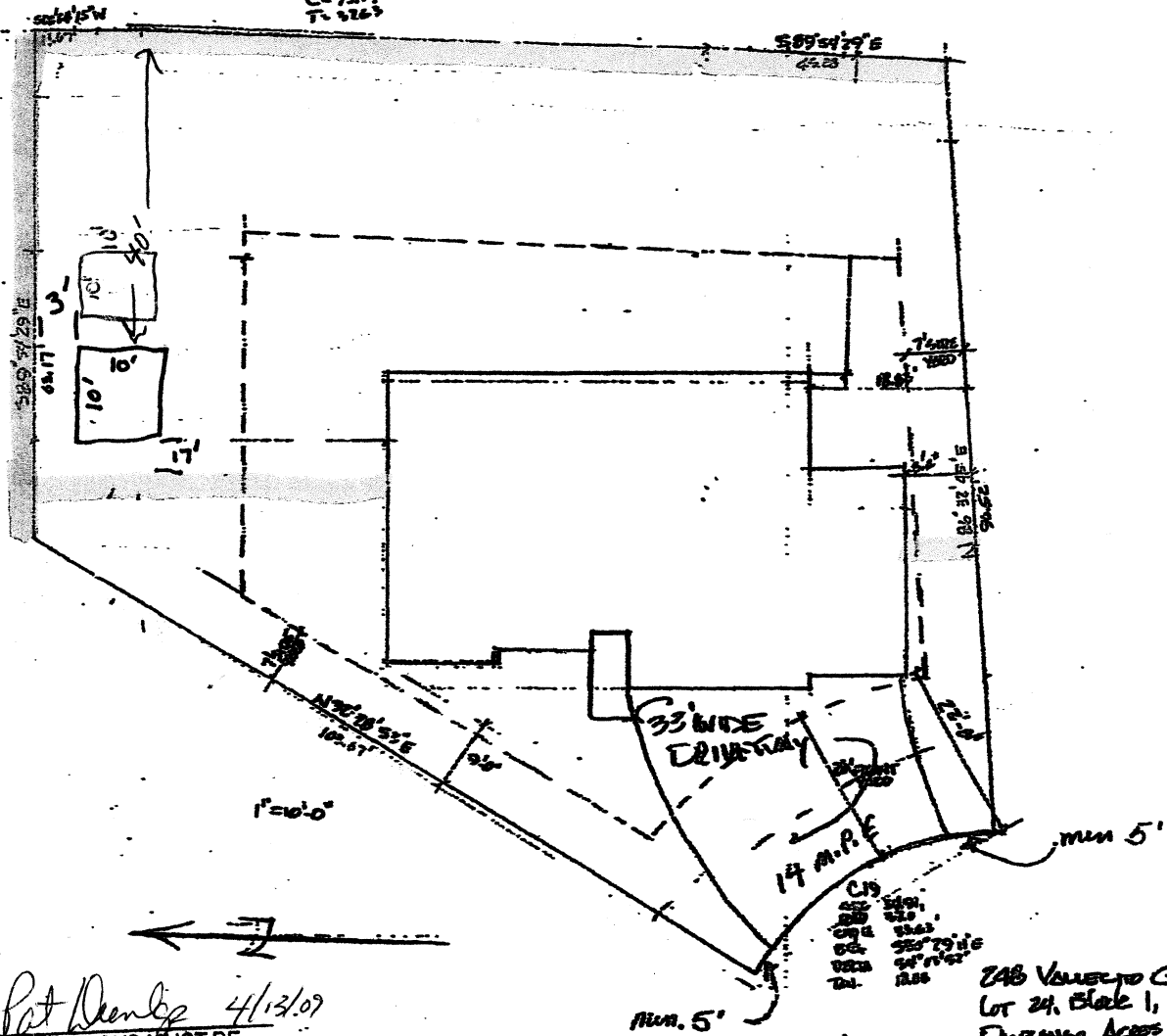
10-18-07

Daylen Henderson [Signature]

In Red new 10'x10' shed

ACCEPTED
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.

ART 52
2-2-06
D-1-1-1-1
C-1-7-1-1
T-1-1-1-1



ACCEPTED Pat Decker 4/13/07
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.

Dave OK
JPR

248 Vantage Ct.
Lot 24, Block 1, FLINA 2
DURANGO ACRES
2943-503-74-024