

FEE \$ 10.00
TCP \$2554.00
SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 210 VISTA HILLS DR.  
 Parcel No. 2943-304-48009  
 Subdivision CHIPETA HEIGHTS  
 Filing 1 Block 4 Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,014  
 Sq. Ft. of Lot / Parcel 8,018  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3,548  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name E. PERRY CONST. INC.  
 Address 2177 REDCLIFF CIR.  
 City / State / Zip GJ, CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 640-8443

**\*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 PLANNING 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 <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>E</u>	Special Conditions _____
Driveway Location Approval <u>gn</u> (Engineer's Initials)	

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.

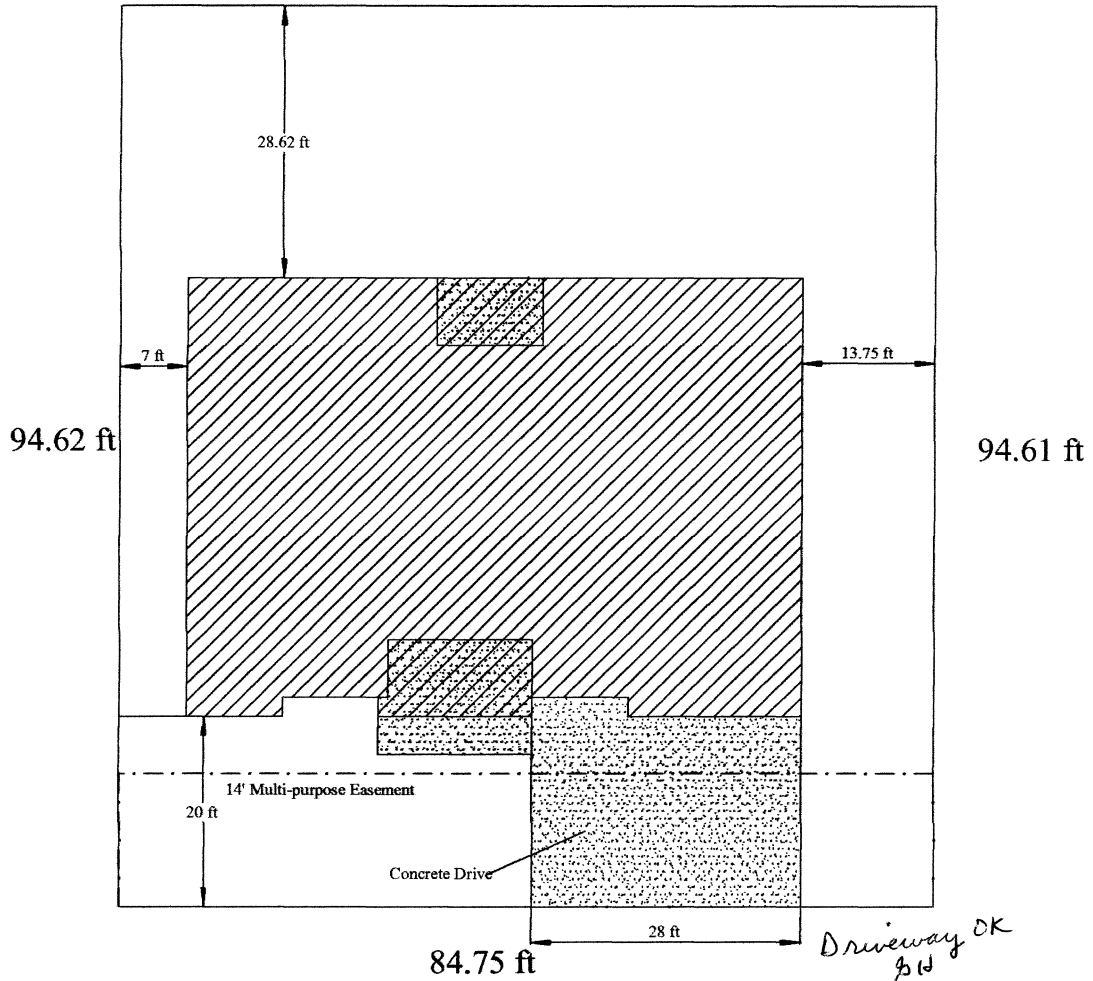
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/17/09  
 Planning Approval Dayleen Henderson Date 3-17-09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>pd - omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/8/09</u>		

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)

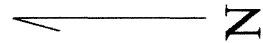
84.75 ft



Vista Hills Dr

3-17-09  
**ACCEPTED** *Gayleen Henderson*  
 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.

Lot Size = 8,018 SF  
 Impervious surface = 3,548 ST  
 % Impervious surface = 44 %



Site Plan Scale 1" = 20'



210 Vista Hills Dr  
 Blk4 Lot 9  
 Chipeta Heights Subdivision

E. Perry Construction, Inc  
 2177 Redcliff Cir.  
 Grand Junction, CO 81503  
 (970) 245-6384