

PCP-2011-127

|        |                   |
|--------|-------------------|
| FEE \$ | 10 <sup>00</sup>  |
| TCP \$ | 2554 <sup>-</sup> |
| SIF \$ | 460 <sup>-</sup>  |

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

BLDG PERMIT NO. 10-00581  
**DEFERRED**

**FEES DEFERRED**

Conf# 080109

Building Address 210 MEADOW PT DR  
Parcel No. 2943-304-47-002  
Subdivision Chipeta Heights  
Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2008  
Sq. Ft. of Lot / Parcel 9477  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3700  
Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name JRS BUILDERS INC  
Address 3157 MADDIE CT  
City / State / Zip CO CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name JRS BUILDERS INC  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 260-0546

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES:

**PAID**  
JUL 20 2011  
**AC**

**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.**

|   |   |
|---|---|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |   |
| 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>    |
| Side <u>1/3</u> from PL Rear <u>25/5'</u> from PL                             | Flood Plain Certificate Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Maximum Height of Structure(s) <u>35'</u>                                     | Parking Requirement _____   |
| Voting District <u>E</u>  | Special Conditions _____  |
| Driveway Location Approval <u>WJ</u><br>(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).

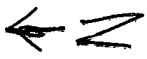
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jim Jensen Date AC  
Department Approval WJ Date 3/19/10

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>21629</u> |
| Utility Accounting <u>CB</u>                           | Date <u>3/23/10</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)

210 MEADOW PT DR  
2943-304-47-002



96'

10' IRRIGATION ESMT  
25' SETBACK

98.63

10'  
SET  
BACK

19'  
SETBACK  
53'

GARAGE

34'

67'

14' MULTI-PURPOSE ESMT

20' SETBACK

DR. WAY 33'

Driveway OK @ 33'  
Post 3/19/10

JRS BUILDERS  
260-0546

ACCEPTED *WS [Signature]* 3/19/10  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
AS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS, UTILITIES, AND OTHER FEATURES.