

PER-2010-300 PER 2011-146

~~Deferred Fees~~

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 200 Vista Hills Dr. 8503
 Parcel No. 2943-304-47-017
 Subdivision Chipeta Heights
 Filing 1 Block 17 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3957
 Sq. Ft. of Lot / Parcel 12,109.68
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4400
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name Miguel + Blanca butierrez
 Address 603 Hwy 50
 City / State / GJ 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JRJ Builders Inc
 Address 357 Maddie Ct
 City / State / GJ 81503
 Telephone 260-0546 Jim

*TYPE OF HOME PROPOSED:

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

PAID
MAR 18 2011
FEES DEFERRED

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 <u>X</u> NO
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>40</u>	Parking Requirement <u>2</u>
Voting District <u>E</u> Driveway Location Approval _____	Special Conditions _____
(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 10/26/10

Planning Approval PO Doreen Henderson Date 11-18-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>0msl 21886</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-18-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

200 VISTA HILLS DR.
JKS BUILDERS 260-0546

77.94

15' IRRIG + DRAINAGE Easmt

25' min setback

46'6"

50' APPROX

58'2"

15'4 1/2"

2943-304-47-017

L 17 B 3 F 1

ACCEPTED PD *Baylent* 11-18-10
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 UTILITIES.

153.55

75'4 1/2"

10' IRRIGATION Easmt

14' multi Purp 171.67

GARAGE

21' wide

D. WAY

8'8" IRRIG

82'4 1/2"

25'6" Entry

7' S. BACK

14' multi Purpose easmt

61.41

Driveway or Post 11/18/10

35.36

50' to Flow Line

VISTA HILLS DR.

