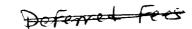
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department** 

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BI DG	PERMIT NO.	
DLDG	PERIVITI NO.	

Building Address 200 Vista Hills Dr. 8503	No. of Existing Bldgs No. Proposed			
Parcel No. <u>2943-304-47-017</u>	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 3957			
Subdivision Chipeta Heights	Sq. Ft. of Lot / Parcel /2, /09.68			
Filing Block 17 Lot 3	Sq. Ft. Coverage of Lot by Structures & Impervious Surface			
	(Total Existing & Proposed) 440 0			
OWNER INFORMATION:	Height of Proposed Structure 30'			
Name Miguel + Blanca butierrez  Address 603 Hay 50	DESCRIPTION OF WORK & INTENDED USE:  New Single Family Home (*check type below) Interior Remodel Other (please specify):			
City / State / GT 8/503				
Name JRJ Builders Inc	*TYPE OF HOME PROPOSED:  X Site Built			
Address 357 Maddie Ct	The solution of the solution o			
City / State / GJ 8/583	NOTES:			
Telephone 260-0546 Jim				
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 $\mathcal{K}-4$	Maximum coverage of lot by structures 5020			
SETBACKS: Front 25 from property line (PL)	Permanent Foundation Required: YES XNO			
Side 7/3 from PL Rear 25/5 from PL	Floodplain Certificate Required: YESNO X			
Maximum Height of Structure(s) 40	Parking Requirement 2			
Voting District Driveway Location Approval (Engineer's Initial	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 Planning Approval **D**ate

YES

Additional water and/or sewer tap fee(s) are required:

NO \

**Utility Accounting** 

Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21,02.070(b) Grand Junction Municipal Code)

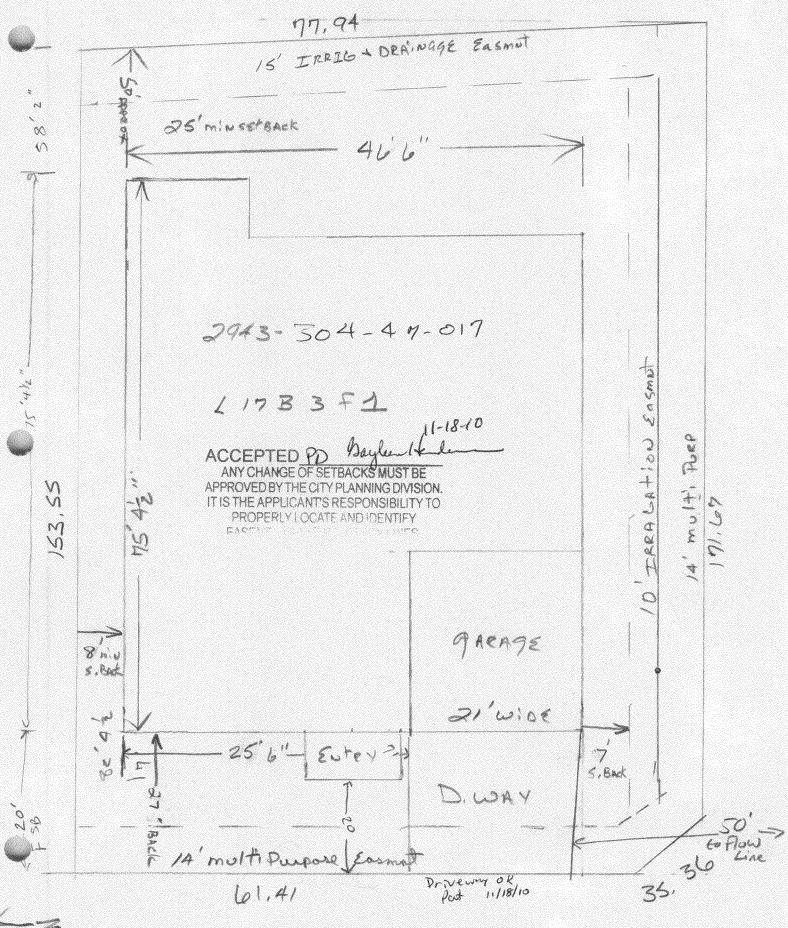
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

JOO VISTA HILLS DR. JKS BUILDERS 260-0546



UISTA HILLS DR.