

PCN-2011-108

FEE \$	10
TCP \$	2,554
SIF \$	460

~~Deferred Fees~~
PLANNING CLEARANCE

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

BLDG PERMIT NO. 10-01966

Zoning Approval

Building Address 203 VISTA HILLS DR.
 Parcel No. 2943-30450-003
 Subdivision CHIPETA HEIGHTS
 Filing NA Block 6 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2014
 Sq. Ft. of Lot / Parcel 9,021.4
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,548.4 39%
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name GRETCHEN R BAER
 Address 2177 REDCLIFF CIR.
 City / State / GJ, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): None

APPLICANT INFORMATION:

Name E. PERRY CONST. INC.
 Address 2177 REDCLIFF CIR.
 City / State / GJ, CO 81507
 Telephone 640-8443

***TYPE OF HOME PROPOSED:**

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

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</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>40'</u>	Parking Requirement <u>2</u>
Voting District <u>E</u> Driveway Location Approval <u>gjt</u> (Engineer's Initials)	Special Conditions _____

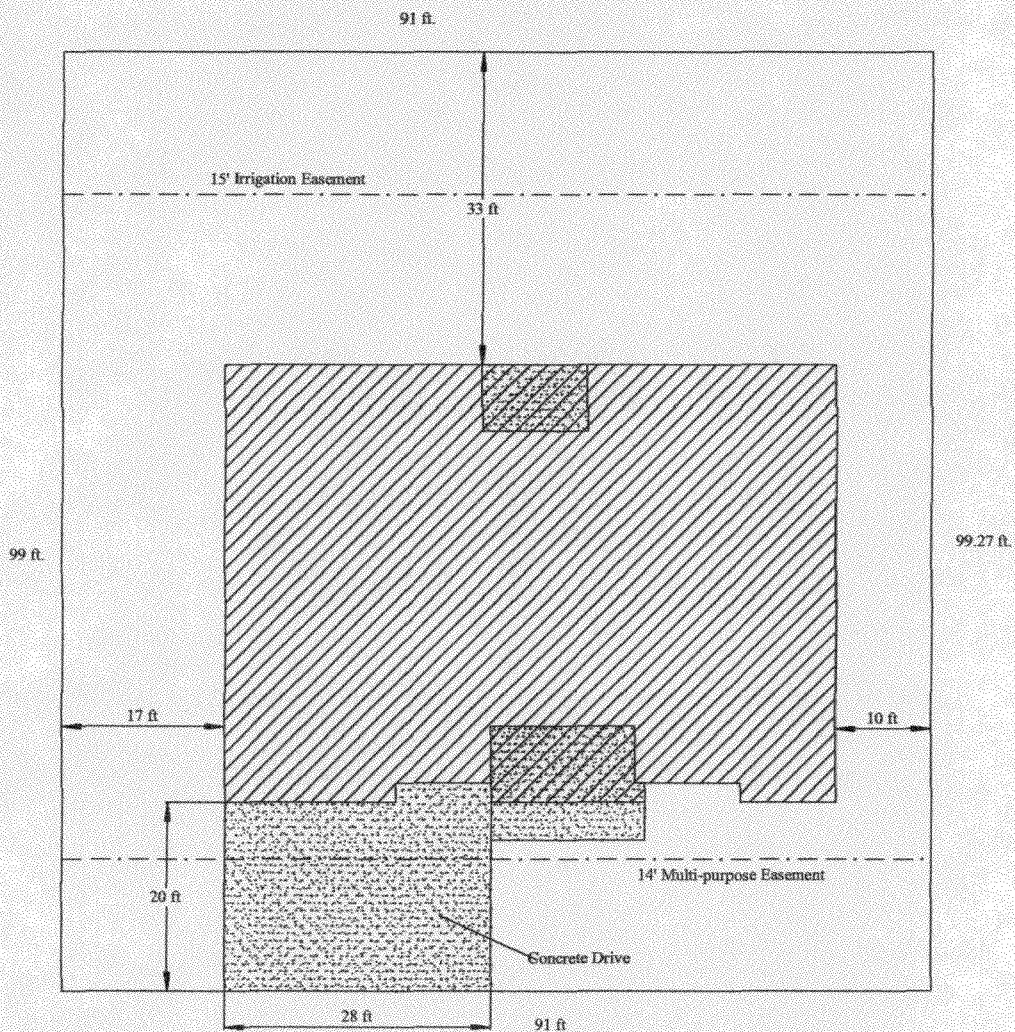
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] Date 8/16/10
 Planning Approval [Signature] Date 8-9-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21730</u>
Utility Accounting <u>ORRME</u>	Date <u>8/19/10 od omsd</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)



*Driveway OK
Haylen Henderson*

Vista Hills Dr

8-9-10
ACCEPTED *Haylen 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 = 9,021 SF
Impervious surface = 3,548 ST
% Impervious surface = 39 %



Site Plan Scale 1" = 20'



203 Vista Hills Dr
Blk6 Lot 3
Chipeta Heights Subdivision

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

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Applicant Signature [Signature] Date 8/6/10
 Planning Approval [Signature] Date 8-9-10

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