PCN-2011-108	ed por
FEE \$ 10 PLANNING C	LEARANCE
TCP \$ 2,554 (Single Family Residential	
	Planning Department
Building Address 203 VistA Hills DR.	No. of Existing Bldgs No. Proposed
Parcel No. 2943-304 50 - 003	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed 2019
Subdivision CHIPETA HEIGHTS	Sq. Ft. of Lot / Parcel 9,021 4
Filing <u>AA</u> Block <u>6</u> Lot <u>3</u>	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
	(Total Existing & Proposed) $3,548$ 39°
OWNER INFORMATION:	Height of Proposed Structure20
Name GRETCIJEN R BAER	DESCRIPTION OF WORK & INTENDED USE:
Address 2177 REDCLIFF CIR.	New Single Family Home (*check type below)
	Other (please specify):
City/State/ <u>GJ</u> , CO 81507	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name E. PERRY CONST. INC.	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
_	Other (please specify):
Address 2177 REDILIER CIR.	FEES DEFFEREN
City/State/ GJ CO 81507	NOTES:
Telephone 640-8443	
♥ REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e	xisting & proposed structure location(s), parking, setbacks to all
	n & width & all easements & rights-of-way which abut the parcel. PLETED BY PLANNING STAFF
ZONE R-4	Maximum coverage of lot by structures 50 **
SETBACKS: Front $2\mathcal{O}$ from property line (PL)	Permanent Foundation Required: YES V NO
	Permanent Foundation Required:
Side from PL Rear from PL	Permanent Foundation Required: YESNO
Side from PL Rear from PL Maximum Height of Structure(s) Ho '	Permanent Foundation Required: YES <u>NO</u> Floodplain Certificate Required: YES <u>NO</u>
Side from PL Rear from PL Maximum Height of Structure(s) HO' Voting District Driveway Location Approval (Engineer's Initia	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Z Special Conditions
Side from PL Rear from PL Maximum Height of Structure(s) Ho' Voting District Driveway Location Approval (Engineer's Initia Modifications to this Planning Clearance must be approved,	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Special Conditions Is) in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of
Side from PL Rear from PL Maximum Height of Structure(s) <u>40'</u> Voting District Driveway Location Approval Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Special Conditions in writing, by the Public Works & Planning Department. The intil a final inspection has been completed and a Certificate of partment. information is correct; I agree to comply with any and all codes, a project. I understand that failure to comply shall result in legal
Side from PL Rear from PL Maximum Height of Structure(s) Ho' Voting District Driveway Location Approval (Engineer's Initia Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to no	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Z Special Conditions in writing, by the Public Works & Planning Department. The intil a final inspection has been completed and a Certificate of partment. information is correct; I agree to comply with any and all codes, a project. I understand that failure to comply shall result in legal
Side from PL Rear from PL Maximum Height of Structure(s) Ho' Voting District Driveway Location Approval Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Special Conditions in writing, by the Public Works & Planning Department. The intril a final inspection has been completed and a Certificate of partment. information is correct; I agree to comply with any and all codes, a project. I understand that failure to comply shall result in legal on-use of the building(s).
Side from PL Rear from PL Maximum Height of Structure(s) Ho' Voting District Driveway Location Approval (Engineer's Initia Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to no Applicant Signature	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Z Special Conditions in writing, by the Public Works & Planning Department. The intil a final inspection has been completed and a Certificate of apartment. information is correct; I agree to comply with any and all codes, a project. I understand that failure to comply shall result in legal in-use of the building(s). Date <u>8.9-10</u>
Sidefrom PL Rearfrom PL Maximum Height of Structure(s) Voting DistrictDriveway Location Approval (Engineer's Initia Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to no Applicant Signature Planning Approval Planning Approval	Permanent Foundation Required: YES NO Floodplain Certificate Required: YES NO Parking Requirement Z Special Conditions in writing, by the Public Works & Planning Department. The intil a final inspection has been completed and a Certificate of information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal in-use of the building(s). Date <u>89-10</u>

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VALID FOR SIX MONTH	S FROM DATE OF ISS	UANCE (Section 21.02.070(b) Grand Ju	unction Municipal Code)
(White: Planning)	(Yellow: Customer)	(Pink: Building Department)	(Goldenrod: Utility Accounting

91 ft. 15' Irrigation Easement 33 A 99.27 ft. 99 ft. 17 ft 10 ft 14' Multi-purpose Easement 20 ft Soncrete Drive 28 ft 91 ft Driveway OK 9Saylen Herlen Vist Gaylean Hender y Vista Hills Dr 8-9-10 ACCEPTED M ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY Lot Size = 9,021 SF FASEMENTS AND PROPERTY INFS Impervious surface = 3,548 ST Z % Impervious surface = 39 % Site Plan Scale 1"= 20' 203 Vista Hills Dr E. Perry Construction, Inc. 2177 Redcliff Cir. Blk6 Lot 3 Grand Junction, CO 81503 Chipeta Heights Subdivision Epic Homes (970) 245-6384

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PCN-2011-108	ed Fres		
FEE \$ 10 PLANNING (LEARANCE		
TCP \$ 2,554 (Single Family Residential	and Accessory Structures)		
SIF \$ 460 Public Works 8	Planning Department		
	di la constante di la constant		
Building Address 203 VISTA HILLS DR.	No. of Existing Bldgs		
Parcel No. 2943-304 50 2003	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed 2019		
Subdivision <u>CHIPETA HEIGHTS</u>	Sq. Ft. of Lot / Parcel 9,021 4		
Filing ΛA Block 6 Lot 3	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) $3, 54843337$		
OWNER INFORMATION:	(Total Existing & Proposed) 3,348 51 Height of Proposed Structure 20		
Name GRETCIJEN R BAER	DESCRIPTION OF WORK & INTENDED USE:		
Address 2171 REDCLIFFE CIR.	Interior Remodel		
City/State/ GJ CO 81507	Other (please specify): PAID		
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED: (FEB 11 2011)		
Name E. PERRY CONST. INC.	Site Built Manufactured Home (UBC)		
	Manufactured Home (HUD) Other (please specify):		
Address 2177 REDUCIER CIR.	FEES DEFFERED		
City/State/ GJ CO 81507	NOTES:		
Telephone 640-8443	//		
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e	xisting & proposed structure location(s), parking, setbacks to all		
	n & width & all easements & rights-of-way which abut the parcel. PLETED BY PLANNING STAFF		
ZONE R.4	Maximum coverage of lot by structures		
	Permanent Foundation Required: YES VNO		
SETBACKS: Front 20 from property line (PL) Side 7 from PL Rear 7 5 from PL			
	Floodplain Certificate Required: YESNO Parking Requirement Z		
Victing District - Driveway			
Voting District <u>E</u> Location Approval <u>914</u> (Engineer's Initia	Special Conditions		
Modifications to this Planning Clearance must be approved,	in writing, by the Public Works & Planning Department. The		
Occupancy has been issued, if applicable, by the Building De	until a final inspection has been completed and a Certificate of epartment.		
I hereby acknowledge that I have read this application and the	information is correct; I agree to comply with any and all codes,		
	e project. I understand that failure to comply shall result in legal		
5	Date		
Applicant Signature	20		
Planning Approval 7 Hayleen Henderson	Date <i>9.9-10</i>		
Additional water and/or sewer tap fee(s) are required: YE	\$ NO W/O NO. 21730		
Additional water and/or sewer tap fee(s) are required: YE Utility Accounting YE	8 NO W/O NO. 21730 Date 8/9/10 02 0M/SD		

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