

UNRECORDED FEES

FEE \$	10 ⁰⁰
TCP \$	7554 ⁻
SIF \$	460 ⁻

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Zoning Approval

Building Address 206 Vista Hills
 Parcel No. 2943-304-47-014
 Subdivision Chipeta Heights
 Filing 1 Block 3 Lot 14

No. of Existing Bldgs 0 No. Proposed _____
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 9000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2650 ^{32%}
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bill Ogle
 Address 115 Mia Monte
 City / State / Zip 55 Colo.

DESCRIPTION OF WORK & INTENDED USE:
 Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name JRS Builders Inc
 Address 3157 Maddie Ct Jim Egan
 City / State / Zip 55 CO 81503
 Telephone 260-0540

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7/3 from PL Rear 25/5 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval M (Engineer's Initials)

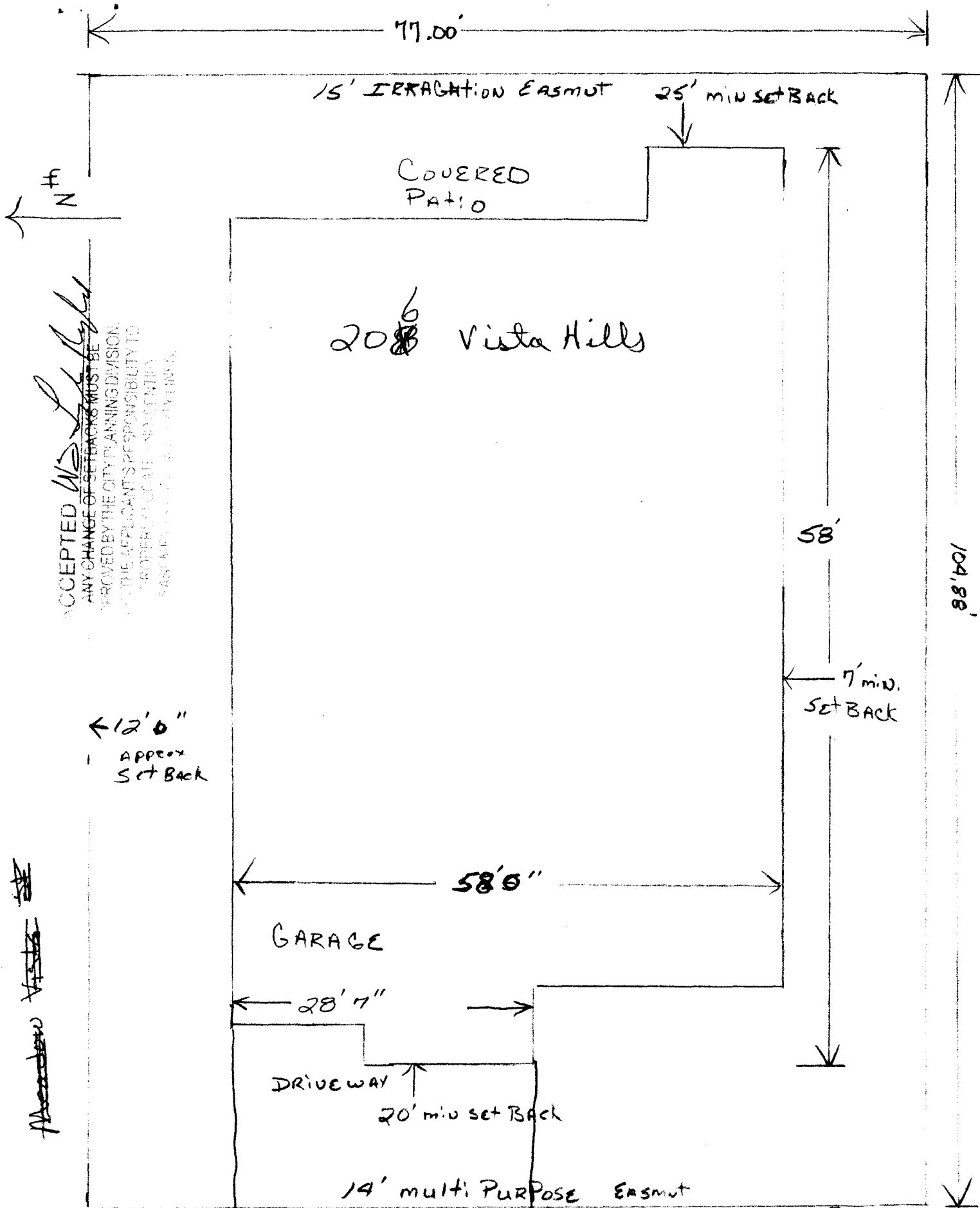
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 1/28/10
 Department Approval WS Taylor Rylands Date 1/28/10 PROCESSED

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21608</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/2/10</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)



ACCEPTED *W.D. [Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THE APPLICANT'S RESPONSIBILITY TO PROPERTY OWNER (S) CONCERNING EASEMENTS AND NEIGHBORHOODS.

~~206 Vista Hills~~

206 VISTA HILLS

JRS Builders
 260-0540