

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. (a)



Your Bridge to a Better Community

Building Address 524 20 1/2 Rd
 Parcel No. 2947-224-38-004
 Subdivision Robertson minor
 Filing _____ Block _____ Lot 4

No. of Existing Bldgs 0 Proposed 2700+
 Sq. Ft. of Existing Bldgs 0 Proposed _____
 Sq. Ft. of Lot / Parcel 0.82 Ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3800

OWNER INFORMATION: cell 216-8922
home 245-5188
 Name Dennis & Glenna Stark
 Address 416 Prospectors Pt.
 City / State / Zip GJ. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION: Armand Hughes
 Name Mondo Bldgs.
 Address 262 W. Danbury Ct
 City / State / Zip GJ. Co. 81503
 Telephone 261-5459

***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 RSF-2
 SETBACKS: Front 20' from property line (PL)
 Side 15' from PL Rear 30' from PL
 Maximum Height of Structure(s) 35'
 Voting District A Driveway Location Approval _____
 (Engineer's Initials) from property line

Maximum coverage of lot by structures 30%
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions Driveway must be aligned with N Rado Dr. - show dimensions

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).

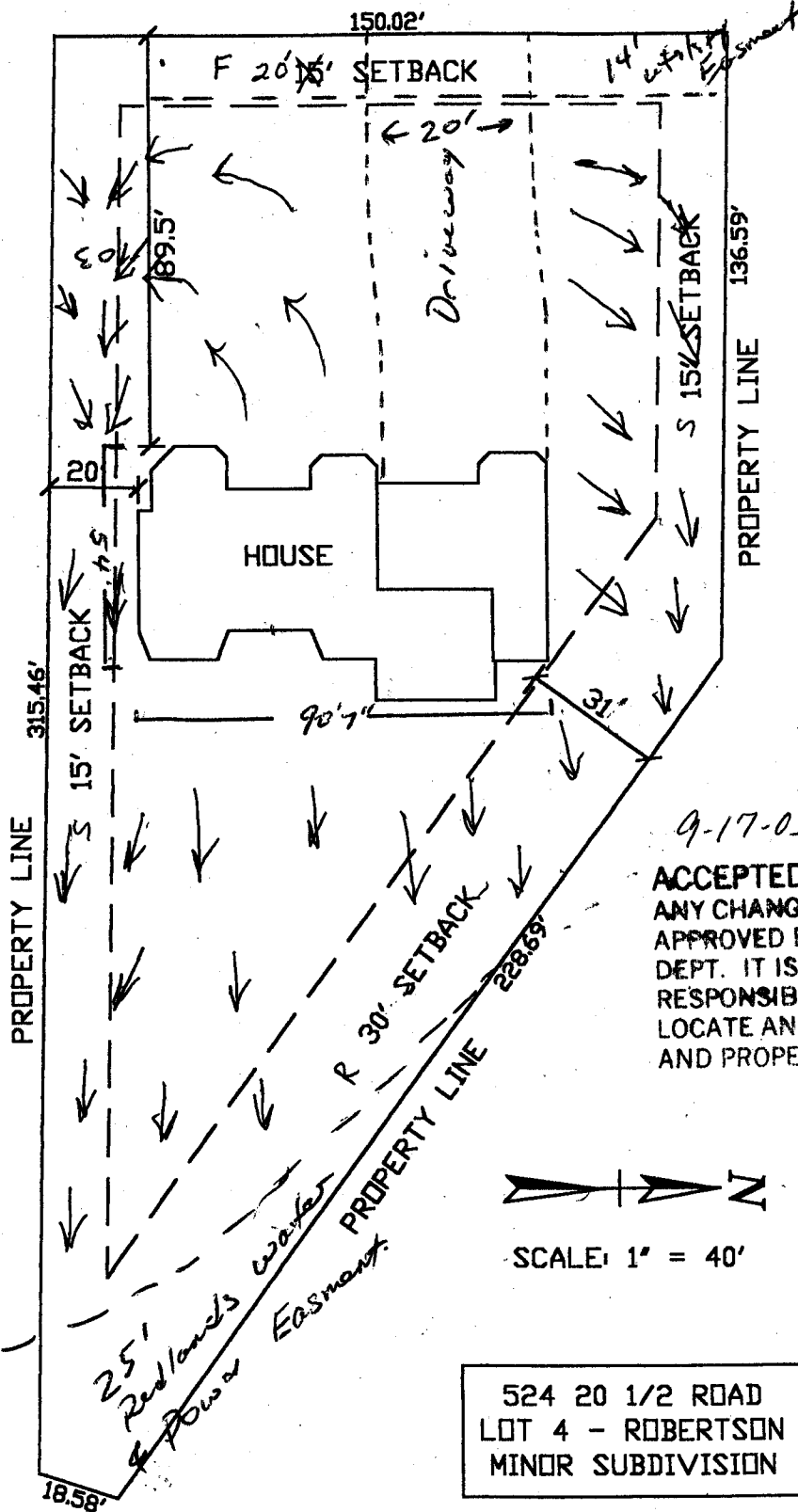
Applicant Signature Armand C. Hughes Date 9-9-03
 Department Approval F.B. Gayleen Henderson Date 9-17-03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1655
 Utility Accounting W. Deholt Date 9/17/03

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)

N. Rado
Dr.

20 1/2 ROAD (S. BROADWAY)



drainage
&
driveway
OK
CR
9/10/03

9-17-03
Daylen Henderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

524 20 1/2 ROAD
LOT 4 - ROBERTSON
MINOR SUBDIVISION