

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 90339



Your Bridge to a Better Community
 Including GARAGE

BLDG ADDRESS 2907 EL TORRO SQ. FT. OF PROPOSED BLDGS/ADDITION 3010 sq ft
 TAX SCHEDULE NO. 2943-293-21006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Jurenda TOTAL SQ. FT. OF EXISTING & PROPOSED 3010 sq ft
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Scott & Hughes LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2253 Kingston Rd USE OF EXISTING BUILDINGS NEW HOME & GARAGE
 (1) TELEPHONE (970) 245-7840 DESCRIPTION OF WORK & INTENDED USE NEW HOME & GARAGE
 (2) APPLICANT Armond Hughes (Mondo Bldg) TYPE OF HOME PROPOSED:
 (2) ADDRESS 262 W. Danbury Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-7840 Manufactured Home (HUD)
 Other (please specify) _____

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS E TRAFFIC N/A ANN# _____

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).

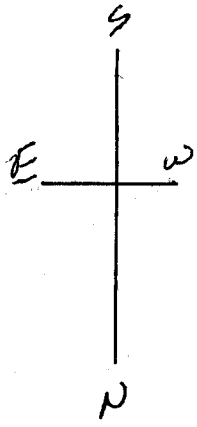
Applicant Signature Armond C. Hughes Date 6-18-03
 Department Approval Lb. Ronnie Edwards Date 7-10-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Only to pay</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-10-03</u>		<u>[Signature]</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2907 EL TORRO Rd
Lot 6 BIK 2
Tunenda Subdivision



75'

10' Irrigation Easement

45'

55'-7"

Covered
Patio

House

Garage

Sidewalk

30'

Driveway

25'

14' Multi-Purpose
Easement

75'

EL TORRO Rd

135.41'

135.40'

8'

65'

11'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT

Ronnie 7/14/03

OK
OK
6/18/03