

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

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

BLDG PERMIT NO.

Building Address 2933 four corners Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-23-006 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2500
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel 8070
 Filing 1 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

OWNER INFORMATION:

Name A. Robertson & Hughes LLC
 Address 262 W. Danbury Ct
 City / State / Zip Grand Jct, Co. 81003

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Armond Hughes
 Address 262 W. Danbury Ct
 City / State / Zip Grand Jct, Co 81503
 Telephone (970) 245-7840 (433-2054)

***TYPE OF HOME PROPOSED:**

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

NOTES: Expires 7/2/05

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 X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation
 Voting District E Driveway Location Approval W Recommended
 (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).

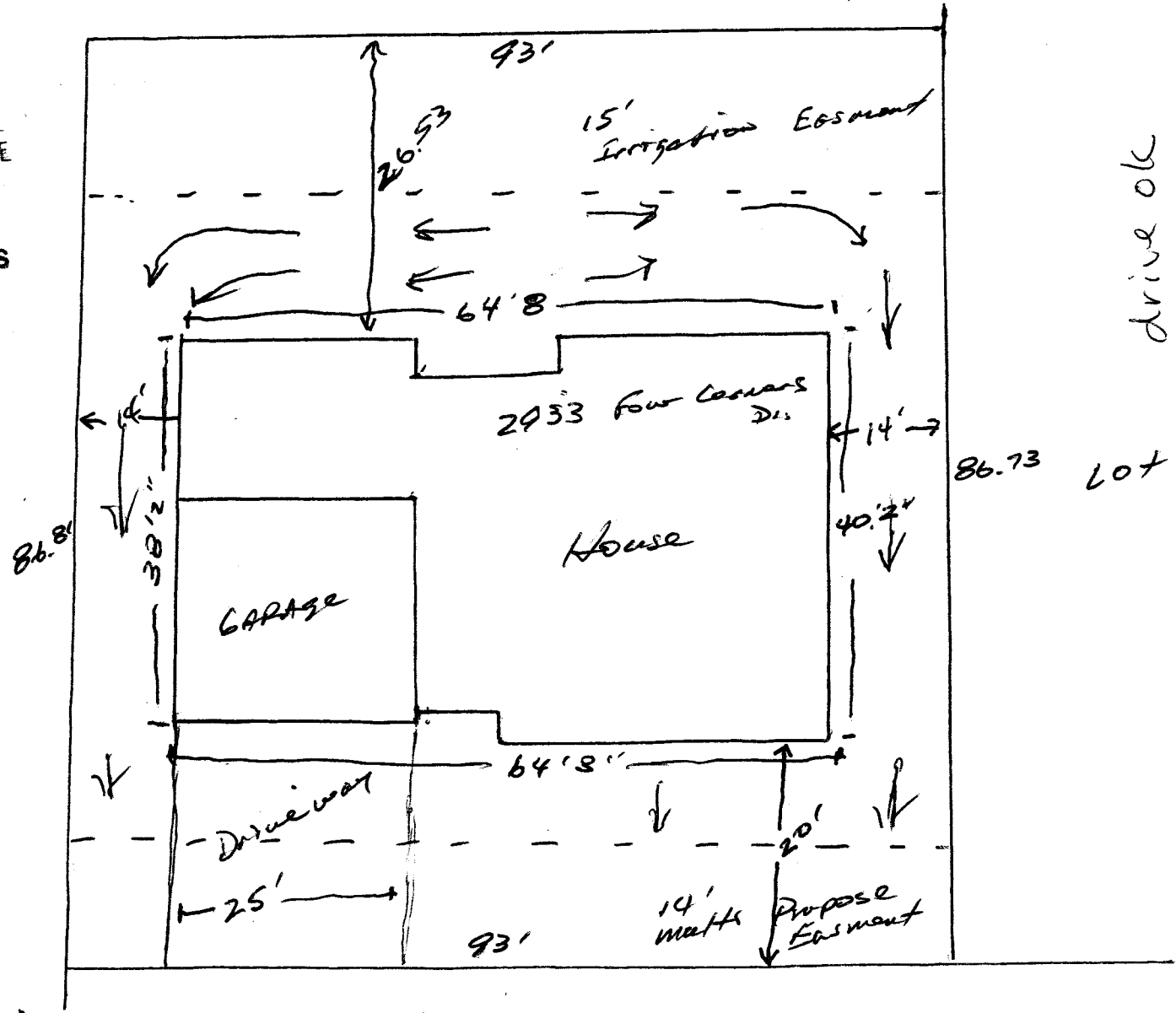
Applicant Signature Armond Hughes Date 6-30-04
 Department Approval NA C. Faye Hage Date 7/6/04

Additional water and/or sewer tap fees are required: YES NO W/O No. PL OMSD
 Utility Accounting D Overholt Date 7/6/04

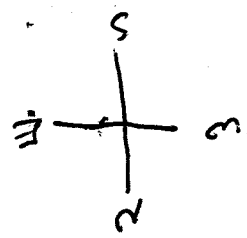
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *7/6/04*
Cy Lane Hall
 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.

Lot 5



drive ok
 CW
 6/30/04



Four corners Dr