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|--------|--------|
| 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 240 Jacob Way
 Parcel No. 2943-293-23-003
 Subdivision Crista Lee
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1916
 Sq. Ft. of Lot / Parcel 8,017 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3100 ~~3847~~

OWNER INFORMATION:

Name A. Hughes L.L.C.
 Address 262 W. Danbury Ct
 City / State / Zip Grand Jet, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 970-245-7840

***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.

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|--|---|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>RSF-4</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| Side <u>7'</u> from PL Rear <u>25'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>Engineered foundation required / Type 'A' Lot Grading</u> |
| Voting District <u>E</u> Driveway Location Approval <u>W</u> <small>(Engineer's Initials)</small> | |

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 5-26-04
 Department Approval NA [Signature] Date 5/27/04

| | | |
|--|-----------------------|-------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>0</u> NO _____ | W/O No. <u>Pl. Amad</u> |
| Utility Accounting | Date <u>5/27/04</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)

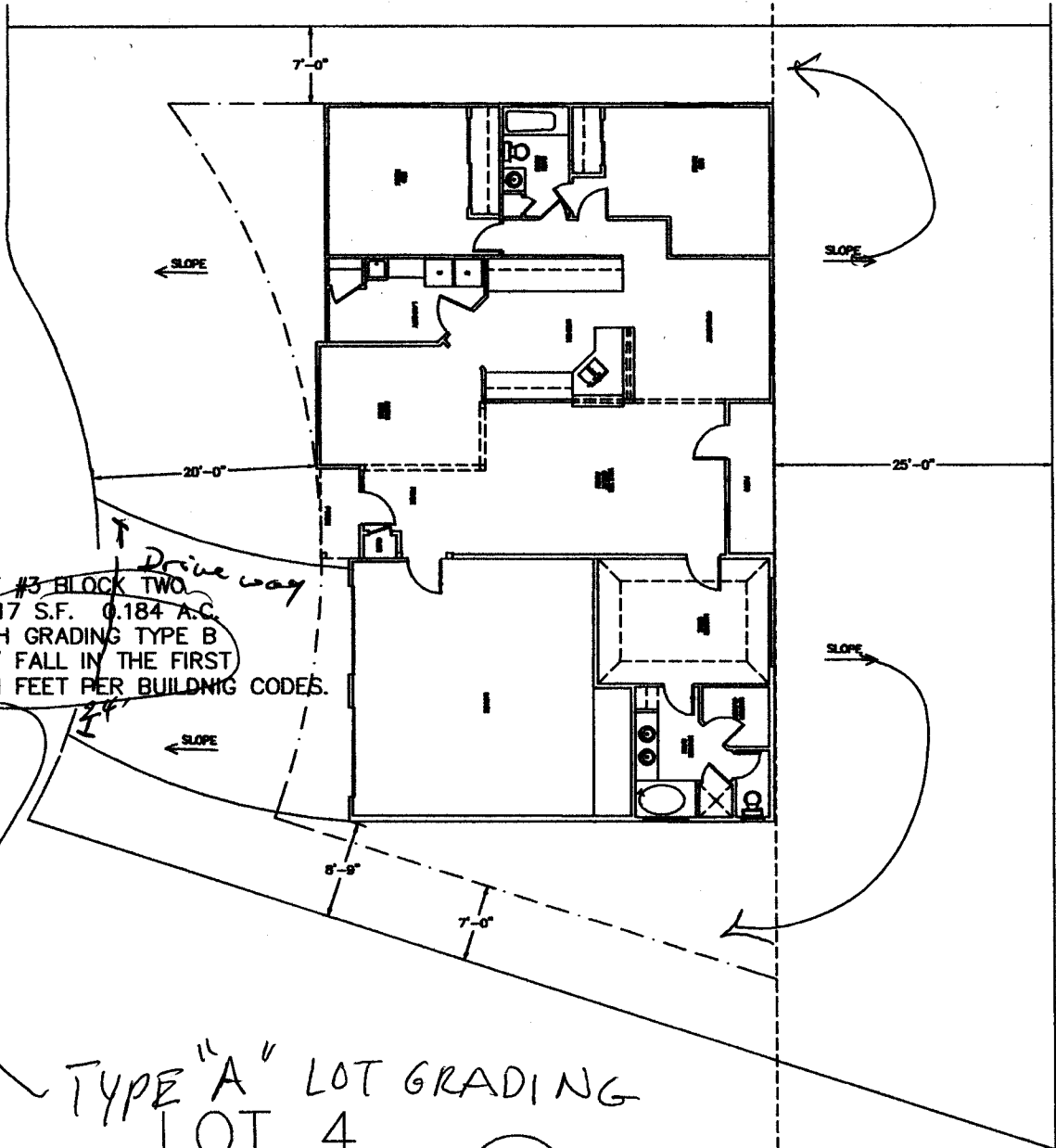
ACCEPTED *Alshi Nagga* 5-27-04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Type "A"
 Lot grading
 req'd

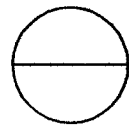
LOT 2

~~FOUR CORNERS DRIVE~~
~~Jacob way~~
~~Jacob way~~
 240 Jacob way

LOT #3 BLOCK TWO
 8,017 S.F. 0.184 A.C.
 WITH GRADING TYPE B
 0.5' FALL IN THE FIRST
 TEN FEET PER BUILDING CODES.



TYPE "A" LOT GRADING
 LOT 4



SITE PLAN

1/16" = 1' - 0"

Driveway
 all
 all
 5/26/04

Plan c
 lot 3