

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department



Building Address 2340 Pinon ave No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2945-121-35-001 Sq. Ft. of Existing Bldgs 0 Proposed _____
 Subdivision Fiona Sub Sq. Ft. of Lot / Parcel 7722
 Filing _____ Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2585

OWNER INFORMATION: 2945-121-35-001

Name Helen Hughes
 Address _____
 City / State / Zip _____

APPLICANT INFORMATION:

Name LYNN BEMIS
 Address P.O. Box 3648
 City / State / Zip Grand Jet CO 81502
 Telephone 234-6457

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

*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 BMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval lee
 (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).

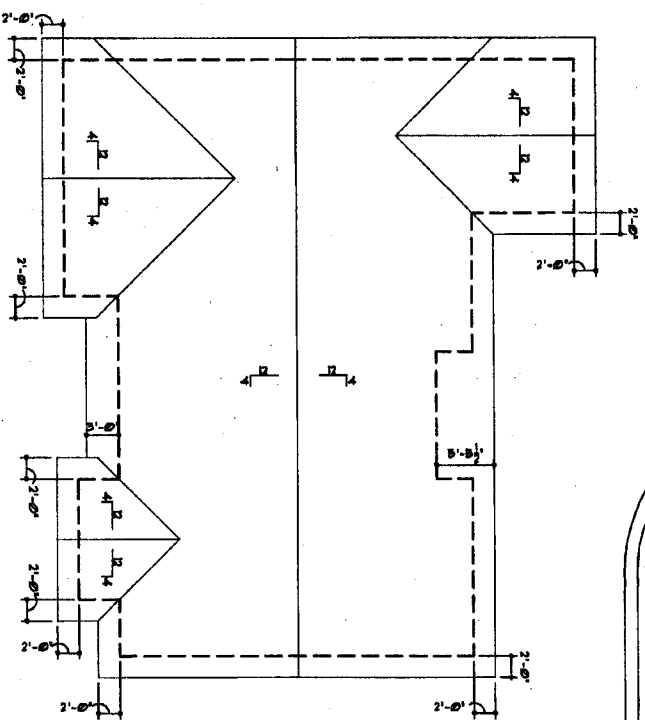
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Lynn Bemis Date 1-9-04
 Department Approval C. Faye Hall Date 1/9/04

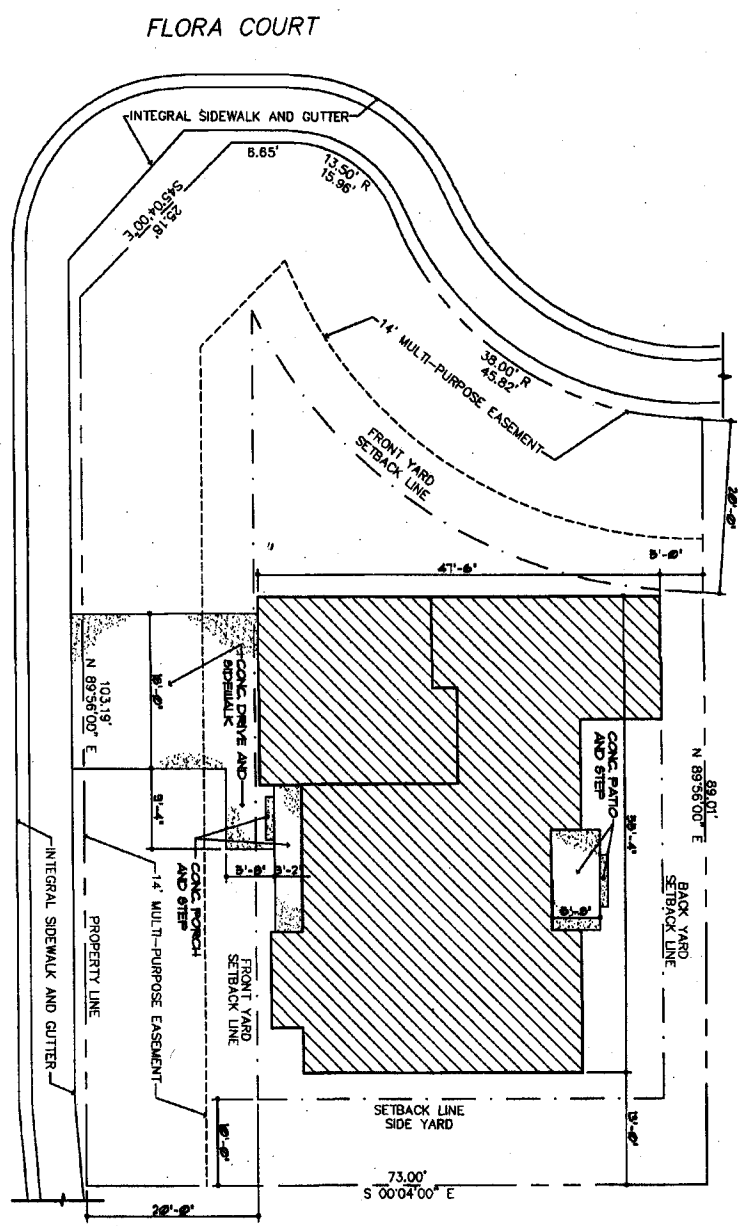
Additional water and/or sewer tap fees are required: YES NO W/O No. 16947
 Utility Accounting [Signature] Date 1-9-04

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)

1/9/04
 C. J. J. Hall
 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.



2 ROOF PLAN
 SCALE: 1/8" = 1'-0"



1 SITE PLAN
 SCALE: 1" = 20'-0"

LOT 1, BLOCK 1, FLORA SUBDIVISION
 7,722 S.F.
 0.177 AC.F.

DRAWING INDEX
 SP1 SITE PLAN, ROOF PLAN
 A1 FLOOR PLAN, ROOF PLAN
 A2 ELEVATIONS, & TYP. WALL SECTIONS

all
 OK
 1/9/04

Design A Tech DRAFTING SERVICE 2865 BIRMINGHAM WAY • GRAND JUNCTION, CO. 81506 (970) 242-0914	PREPARED FOR: HUGHES RESIDENCE HELEN HUGHES LOT 1, BLK 1, FLORA SUBDIVISION GRAND JUNCTION, CO.
	DRAWN BY: DWG. NO.: CHECKED BY: DATE:
DATE: 11/17/03 SHEET NO.: SP1 OF 3 SHEETS	APPROVED BY: