

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 242 TIANA Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-25-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2900
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel 8250
 Filing 1 Block 4 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3800

OWNER INFORMATION:

Name A. Hughes LLC
 Address 262 W. Danbury Ct
 City / State / Zip Grand Jct Co. 81503

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

APPLICANT INFORMATION:

Name Mondo Bldrs / Armer / Hughes
 Address 262 W Danbury Ct
 City / State / Zip GJ Co 81503
 Telephone (970) 245-7840 433-2056

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 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 <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 foundations</u>
Voting District <u>E</u>	Driveway Location Approval <u>U</u> <u>recommended - Type 'A' Drainage</u> (Engineer's Initials) Expires <u>6-25-05</u>

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 6-21-04
 Department Approval NA [Signature] Date 6/25/04

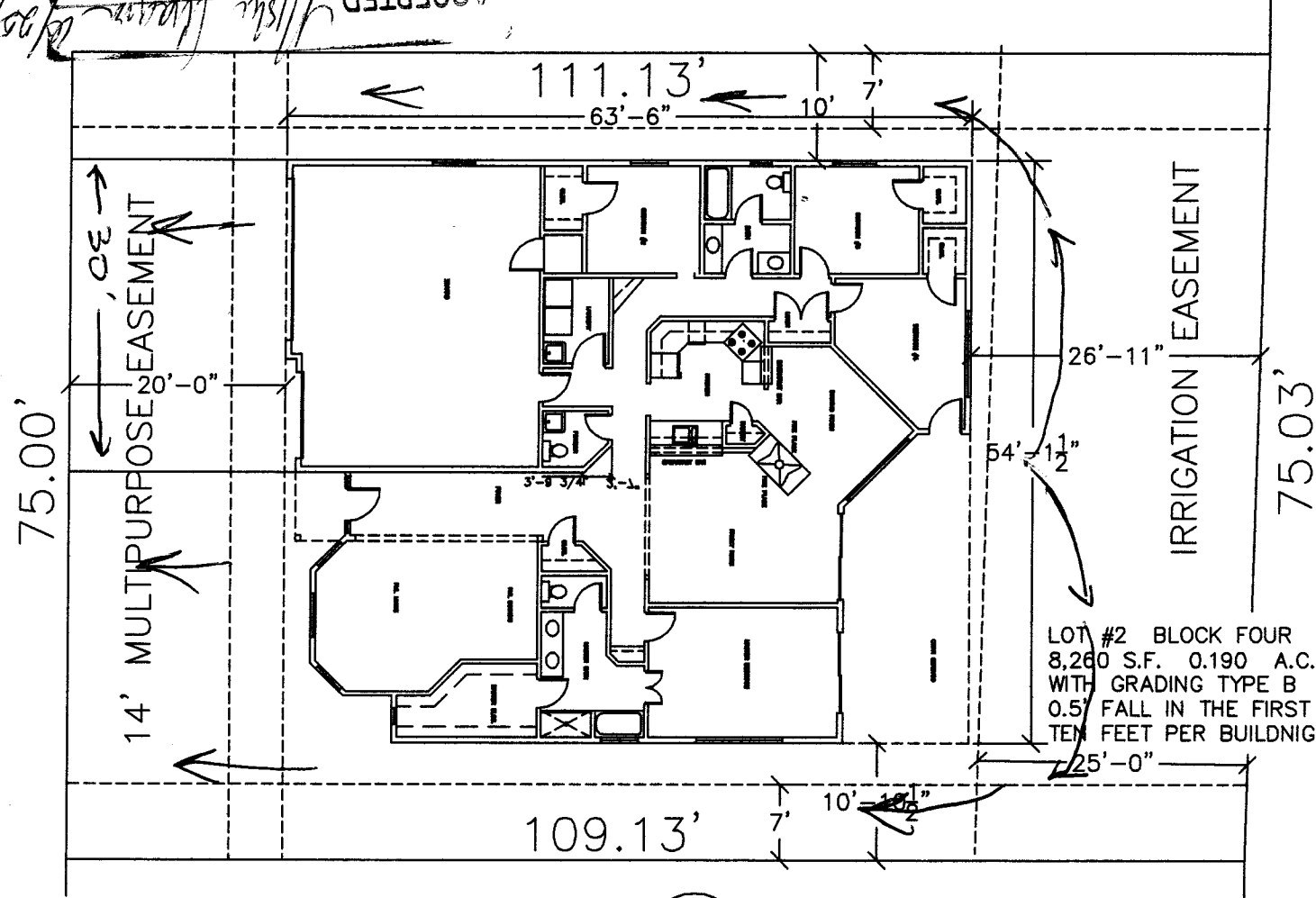
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL 0MSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/25/04</u>		

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)

TIANNA WAY

242 TIANNA WAY

ACCEPTED
Miss Wynn 6/25/04
ANY CHANGE JACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



LOT #2 BLOCK FOUR
8,260 S.F. 0.190 A.C.
WITH GRADING TYPE B
0.5' FALL IN THE FIRST
TEN FEET PER BUILDING CODES.

S I T E P L A N
1/16" = 1' - 0"

LOT 2
6/22/04
W
OR

TIANNA WAY

LOT 2
BLK 4

6/22/06
m
pu

75.00'

14' MULTIPURPOSE EASEMENT

20'-0"

109.13'

111.13'

63'-6"

SITE PLAN

1/16" = 1' - 0"

LOT #2 BLOCK FOUR
8,260 S.F. 0.190 A.C.
WITH GRADING TYPE B
0.5' FALL IN THE FIRST
TEN FEET PER BUILDING CODES.

IRRIGATION EASEMENT

75.03'

ACCEPTED
Alisa Blum
6/25/04

JACKS MUST BE
ANY CHANGE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

10-1-04
Gaylen 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.

242 TIANNA WAY