

FEE \$ <u>10.00</u>
↑CP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____

Building Address 241 Jacob way
 Parcel No. 2943-293-25-004
 Subdivision Crista Lee
 Filing 1 Block 4 Lot 4

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2550
 Sq. Ft. of Lot / Parcel 8041
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3250
 Height of Proposed Structure 18'

OWNER INFORMATION:

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

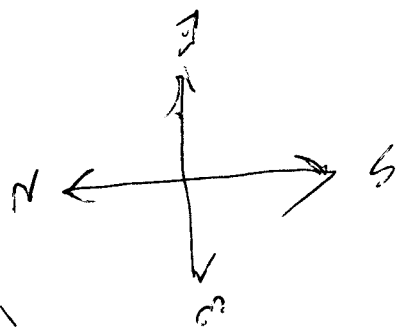
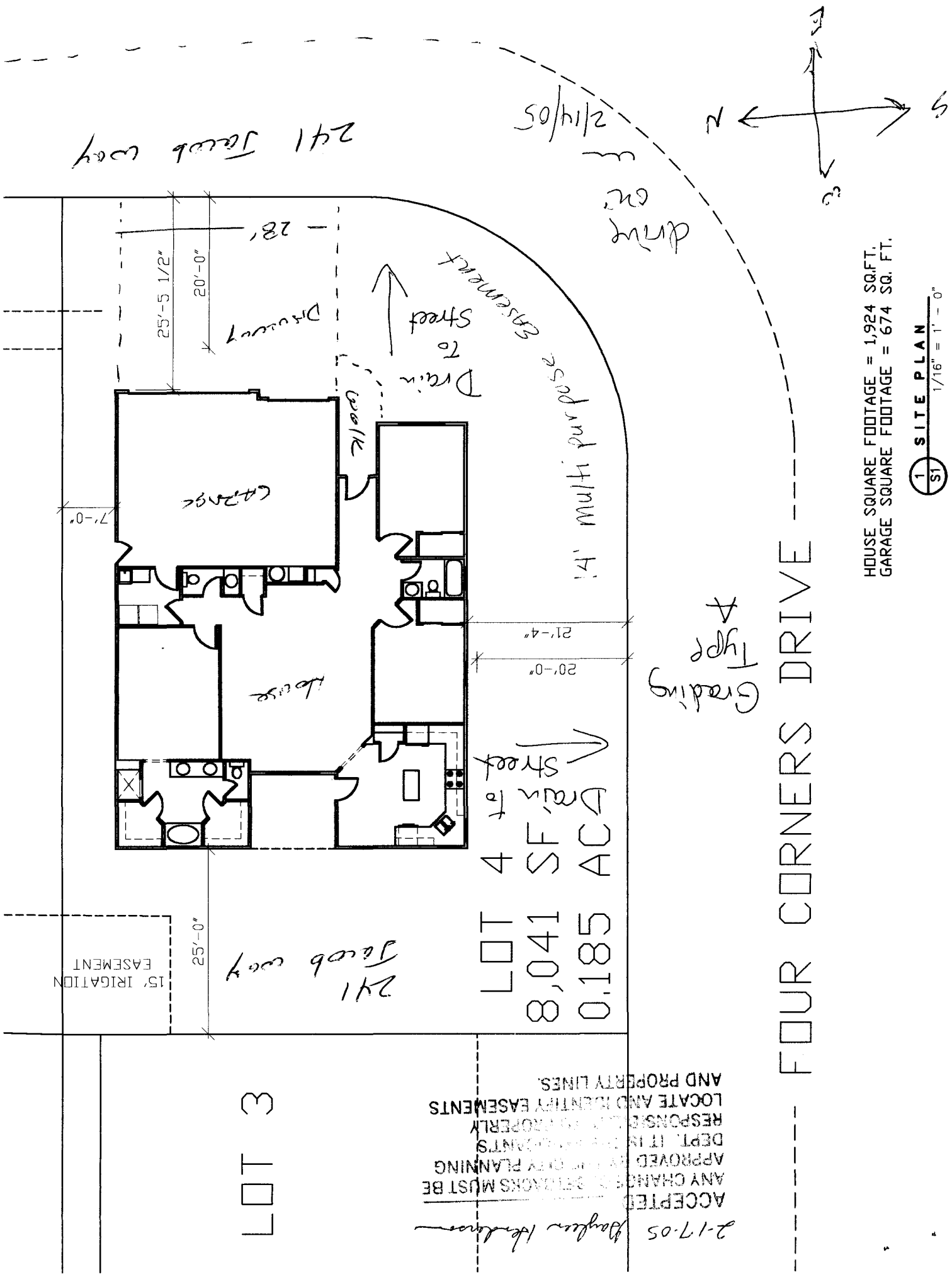
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundations consistent with the recommendations of the geotechnical report for this sub. are strongly recommended</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (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 Armand C. Hughes Date 2-11-05
 Department Approval NA Baylen Henderson Date 2-17-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>0MSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/17/05</u>



HOUSE SQUARE FOOTAGE = 1,924 SQ.FT.
 GARAGE SQUARE FOOTAGE = 674 SQ. FT.

1 SITE PLAN
 1/16" = 1' - 0"

FOUR CORNERS DRIVE

Grading Type A

14' Multi purpose easement

LOT 4
 8,041 SF
 0.185 AC

241 Jacob way

LOT 3

2-17-05
 Accepted
 ANY CHANGES OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE OWNER TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

15' IRRIGATION EASEMENT

241 Jacob way

2/14/05