

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 243 Jacob way  
 Parcel No. 2943-293-25-005  
 Subdivision Crista Lee  
 Filing 1 Block 4 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2850  
 Sq. Ft. of Lot / Parcel 8260  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3650  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

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

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

**APPLICANT INFORMATION:**

Name Armond Husted  
 Address 262 W. Danbury Ct  
 City / State / Zip Grand Jct Co. 81503  
 Telephone (970) 245-7940 433-2256

\*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>	<u>Engineered</u>	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>	
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>Engineered</u>	<u>Foundations Recommended</u>	
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>E</u>	<u>TYPE 'A' GRADING ONLY</u>	
Driveway Location Approval <u>UH</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 Armond Husted Date 3-17-05  
 Department Approval SP Alshu Magon Date 3-24-05

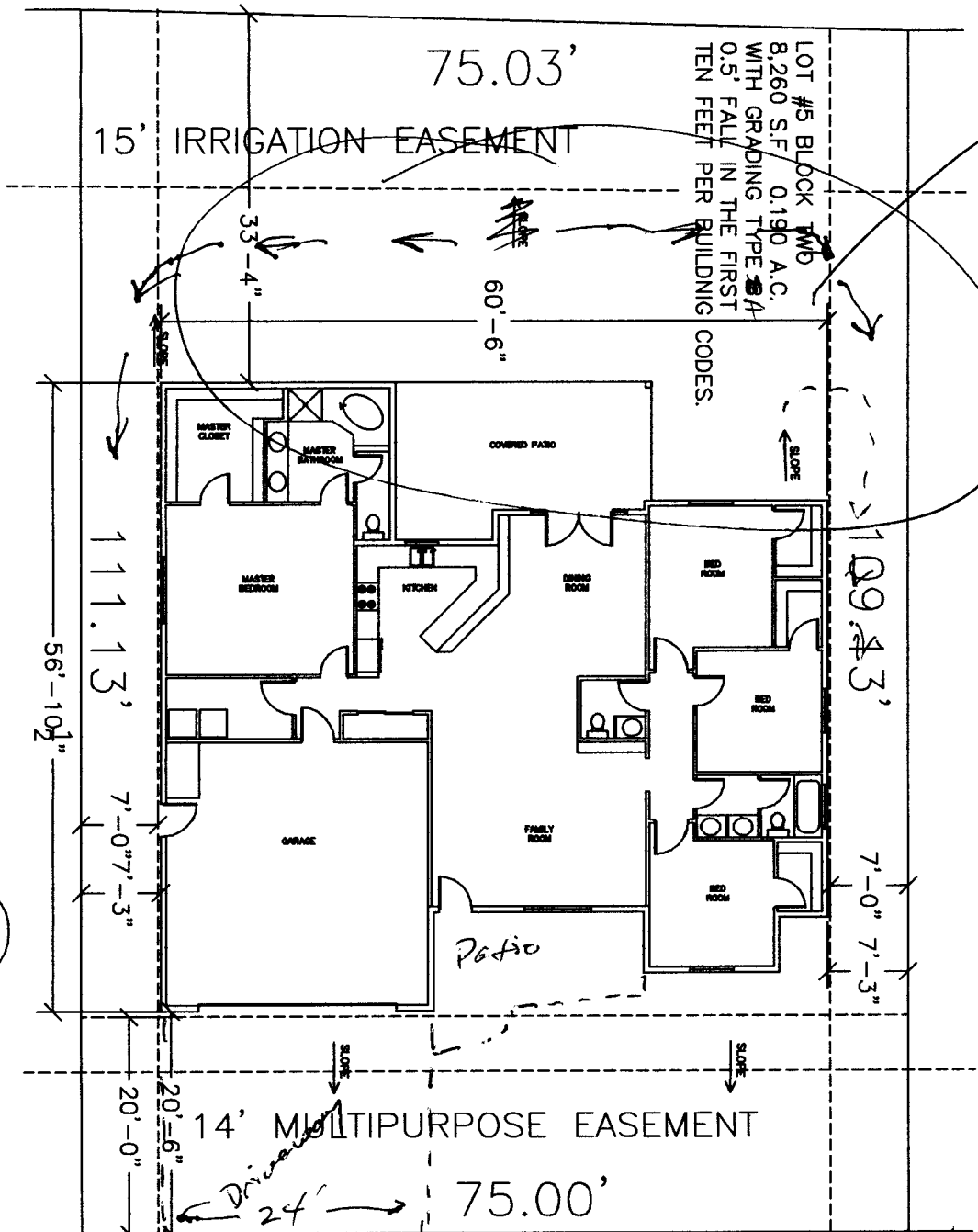
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD0msD</u>
Utility Accounting <u>P. Bensley</u>	Date <u>3/24/05</u>

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)

RECEIVED  
 MAR 24 2005  
 TB

This lot grading is wrong!

Type A Drainage LOT 6



LOT 4 SITE PLAN 1/16" = 1' - 0"

width ok w/ 3/24/05

ACCEPTED *Alshi Aragon* 3/24/05  
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.

--- FOUR CORNERS DRIVE ---