

FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

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

BLDG PERMIT NO. A

Building Address 245 Jacob way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-25-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel 8051
 Filing 1 Block 4 Lot 6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2975
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Armond Hughes
 Address ~~XXXXXXXXXX~~
 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 Armond Hughes / Mondo Bldrs.
 Address 262 W Danbury Ct.
 City / State / Zip Grand Jct. Co. 81503
 Telephone (970) 245-7840 433-2056

***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>Eng foundations</u>		
Voting District <u>E</u>	Driveway Location Approval <u>ML</u> (Engineer's Initials)	<u>recommended</u>	
<u>Grading Type A</u>			

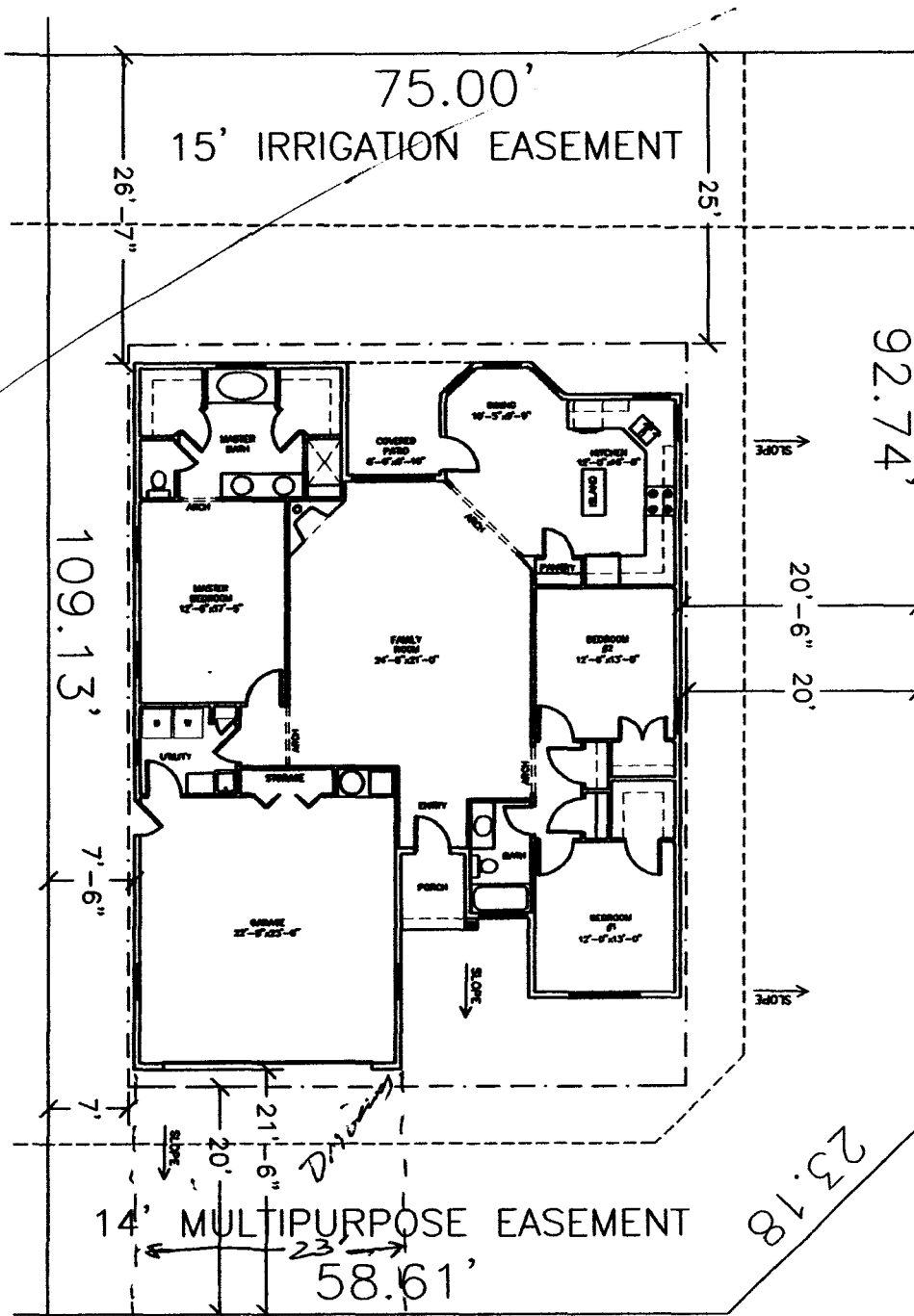
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Armond Hughes Date 12-30-04
 Department Approval NA Paulson Date 1/3/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <u>OMD #4697</u>
Utility Accounting <u>OK</u>	Date <u>1-3-05</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)



MIA DRIVE

LOT #6 BLOCK FOUR
 8,051 S.F., 0.185 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"

~~245~~ 245 Jacob way

drive
 on
 12/30/04

ACCEPTED B Paulson 1/3/05
 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.