

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 240 ~~Tranna way~~ No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-25-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2550
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel 3051
 Filing 1 Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3350
 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 Hughes
 Address 262 W. Danbury Ct
 City / State / Zip Grand Jct. Co. 81503
 Telephone 670/245-7840 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 required.</u>		
Voting District <u>E</u> Driveway Location Approval _____ (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).

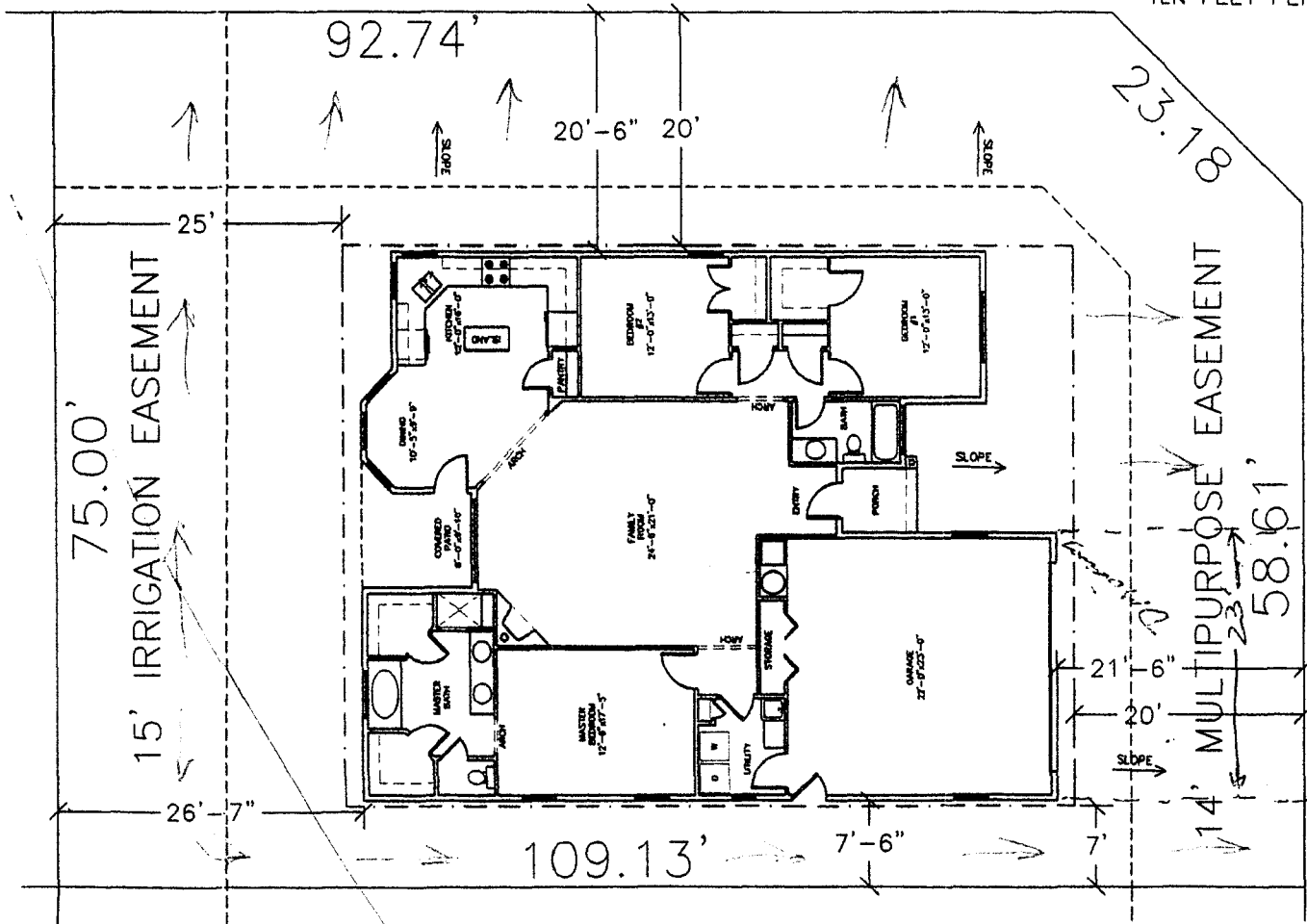
Applicant Signature Armand C. Hughes Date 8-22-05
 Department Approval NA/Mark Mag... Date 8-24-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>D. Oms...</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/25/05</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)

Four Corners

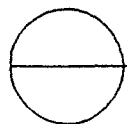
LOT 3 BLOCK FOUR
8,051 S.F. 0.185 A.C. ±
WITH GRADING TYPE B
0.5' FALL IN THE FIRST
TEN FEET PER BUILDING CODES



drive
one on 8/23/05
Tissue way

240 Tissue way

ACCEPTED *Misha Aragon 8/24/05*
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.



S I T E P L A N

1/16" = 1' - 0"