

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2208 Victorian ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2826

TAX SCHEDULE NO. 2945-183-07-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 3600

FILING 1 BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Armond C. Hughes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 262 W. Danbury ct USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (970) 245-7840 / 433-2056 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Momb Builders TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 262 W. Danbury ct

(2) TELEPHONE (970) 245-7840 / 433-2056

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

Voting District A Driveaway location _____ CENSUS _____ TRAFFIC _____ ANN# _____
 Engineer's Approval ca

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 C. Hughes Date 1-7-05

Department Approval BP Robbio Paulson Date 1-14-05

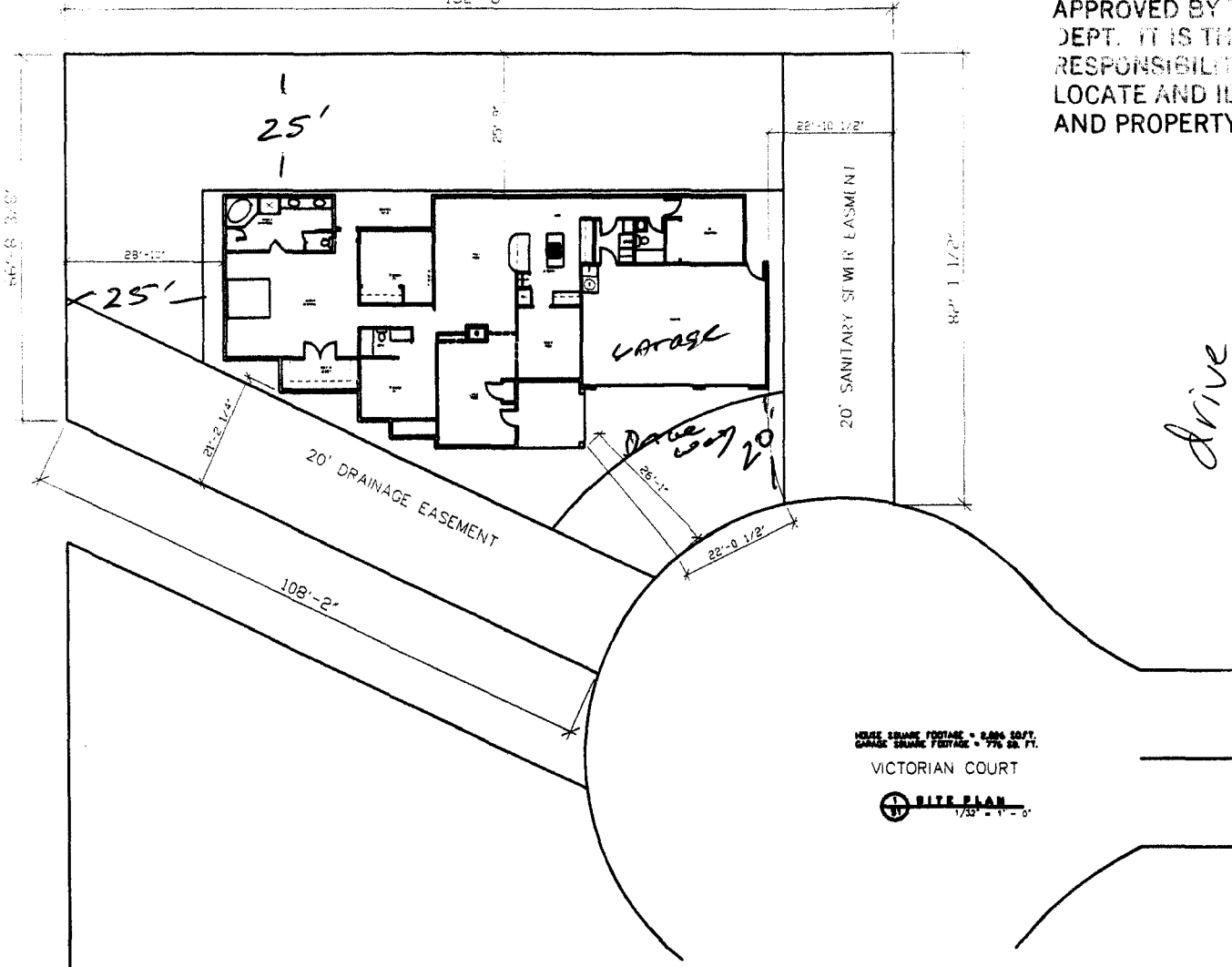
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>7862</u>
Utility Accounting	<u>D. Ouspelt</u>	Date	<u>1/14/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2208 Victorian way
152'-6"

ACCEPTED B Paulson 1/14/05
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.



drive
OR
1/7/05

HOUSE SQUARE FOOTAGE = 6,896 SQ. FT.
GARAGE SQUARE FOOTAGE = 776 SQ. FT.
VICTORIAN COURT
SITE PLAN
1/30/05

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 2208 Victorian Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-183-07-013 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3330
 Subdivision Renaissance Sq. Ft. of Lot / Parcel ~~12000~~ 13405
 Filing 1 Block 1 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4100
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Armond 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 Armond Hughes (Armond's Bldg)
 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 <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 _____
Voting District _____	Driveway Location Approval <u>Rick D. 12/23/04</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 [Signature] Date 12-22-04
 Department Approval [Signature] Date 12/28/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17829</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/28/04</u>

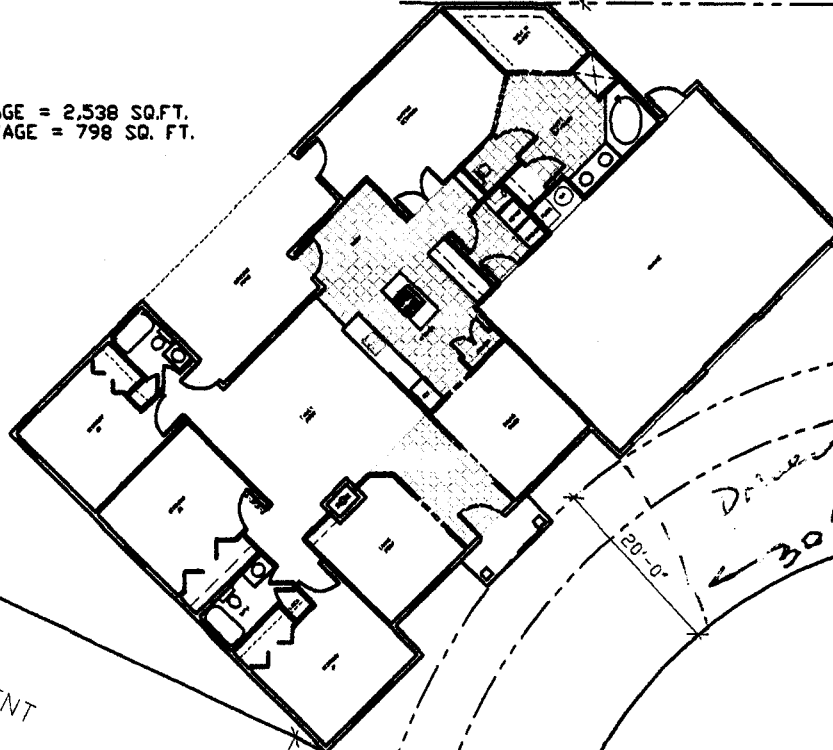
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*12/28/04
 Check returned
 to applicant
 by Amy.*

2208 Victorian Ct

LOT #13
13,405 SQ. FT.

HOUSE SQUARE FOOTAGE = 2,538 SQ.FT.
GARAGE SQUARE FOOTAGE = 798 SQ. FT.



property

20' SANITARY SEWER EASEMENT

20' DRAINAGE EASEMENT

*Kim
12-23-04*

Lot 12

*As per line
seems to be on this side*

ACCEPTED *By 12/28/04*
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.

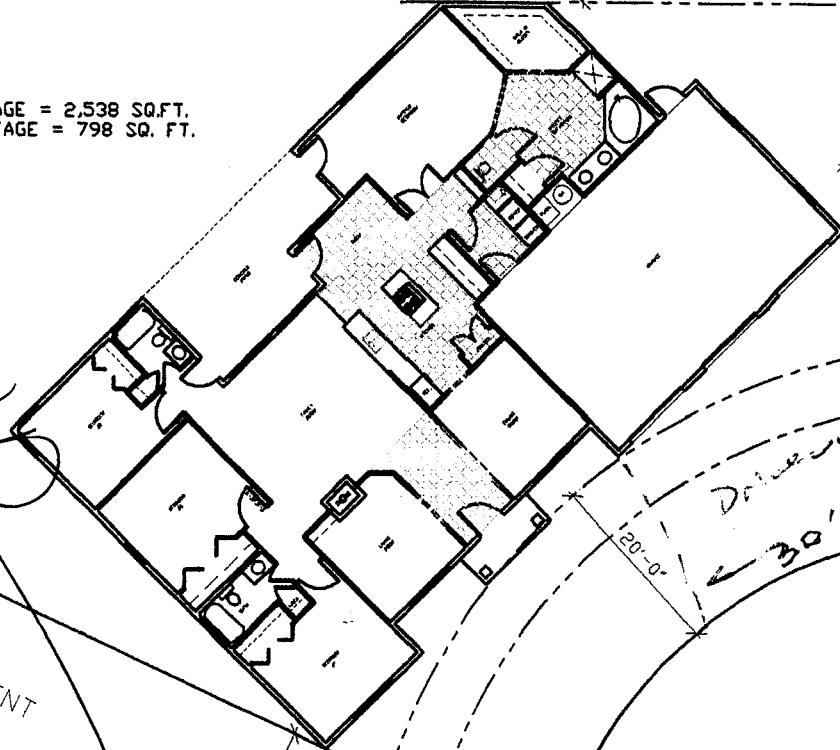
Lot 14

VICTORIAN COURT

2208 Victorian Ct

LOT #13
13,405 SQ. FT.

HOUSE SQUARE FOOTAGE = 2,538 SQ.FT.
GARAGE SQUARE FOOTAGE = 798 SQ. FT.



20' SANITARY SEWER EASEMENT

20' DRAINAGE EASEMENT

ACCEPTED By 12/28/04
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.

Handwritten signature and date:
12-23-04

Lot 12

Lot 14

VICTORIAN COURT