

FEE \$	1000
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2936 MIA Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-293-22-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2900  
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel 10,302  
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3500  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Armond C Hughes  
~~Armond C Hughes~~  
 Address 205 Knob Hill dr  
 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 / Monda Elder  
 Address 205 Knob Hill dr  
 City / State / Zip Grand Jct. Co 81503  
 Telephone (970) 245-7840 / (970) 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>Recommnd engineered foundat'n</u>
Voting District <u>E</u> Driveway Location Approval <u>Ue</u> (Engineer's Initials)	<u>consistent with Geotechnical report on soil.</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 [Signature] Date 9-14-06

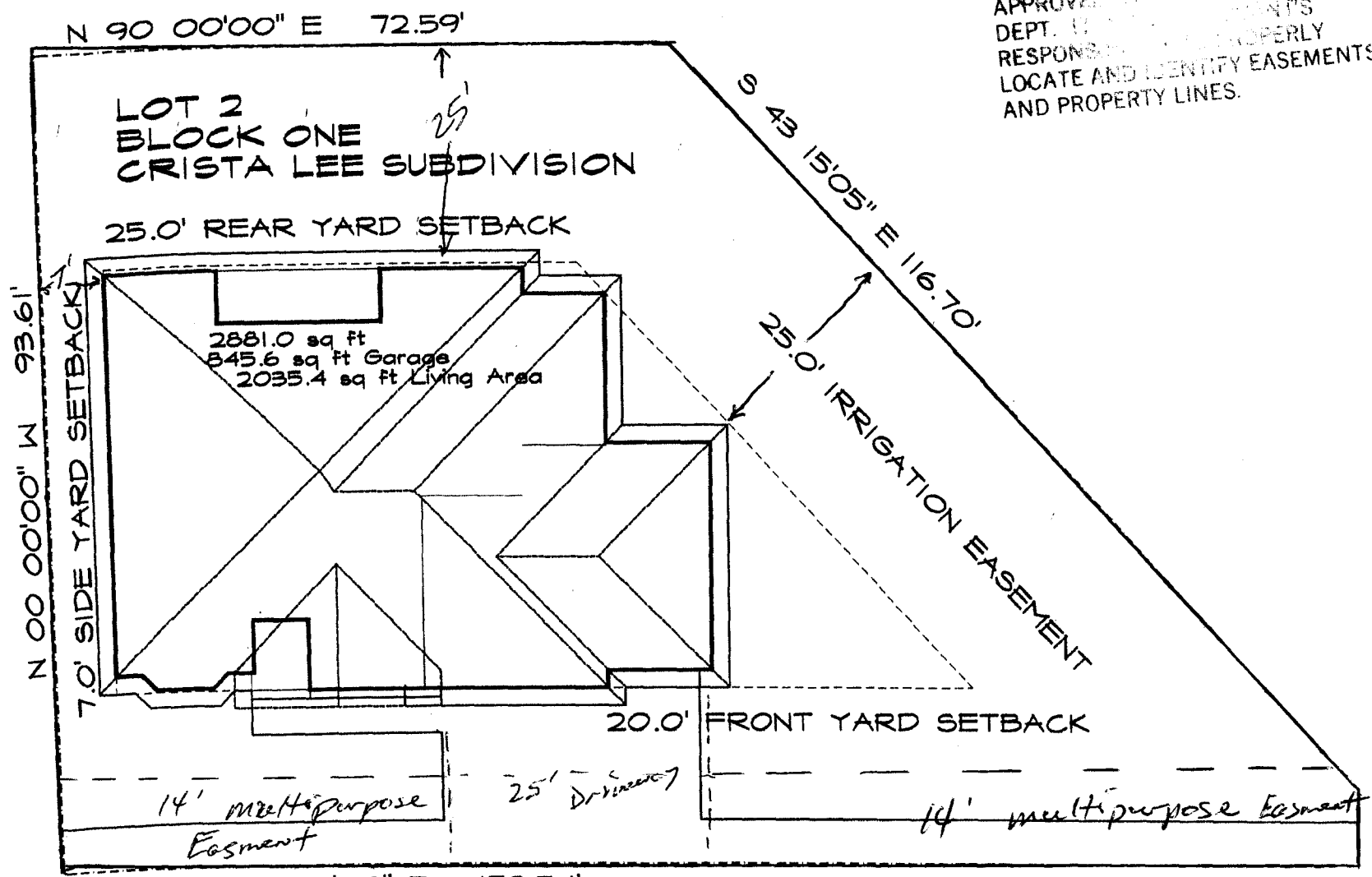
Department Approval [Signature] Date 9/14/06 9/15/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. OMSD-4966

Utility Accounting [Signature] Date 9-15-6

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)

ACCEPTED *JAR 9/14/06*  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE PLANNING  
DEPT. IT IS THE OWNER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



N 90 00'00" E 152.54'  
2936 MIA DRIVE

*drive  
on  
9/15/06*