

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 242 Tianna Way No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-293-25-002 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 100
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 4 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 7'

OWNER INFORMATION:

Name Jack Albright
 Address 242 Tianna Way
 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): Shed

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 243-4032

***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 RSF-4 Maximum coverage of lot by structures 5070
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ 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 Jack Albright Date 3-28-06
 Department Approval L. Jay Hall Date 3/28/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Carroll Perry</u>	Date <u>3/28/06</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)

TIANNA WAY

242 TIANNA WAY

ACCEPTED JACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE PARTICIPANTS TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

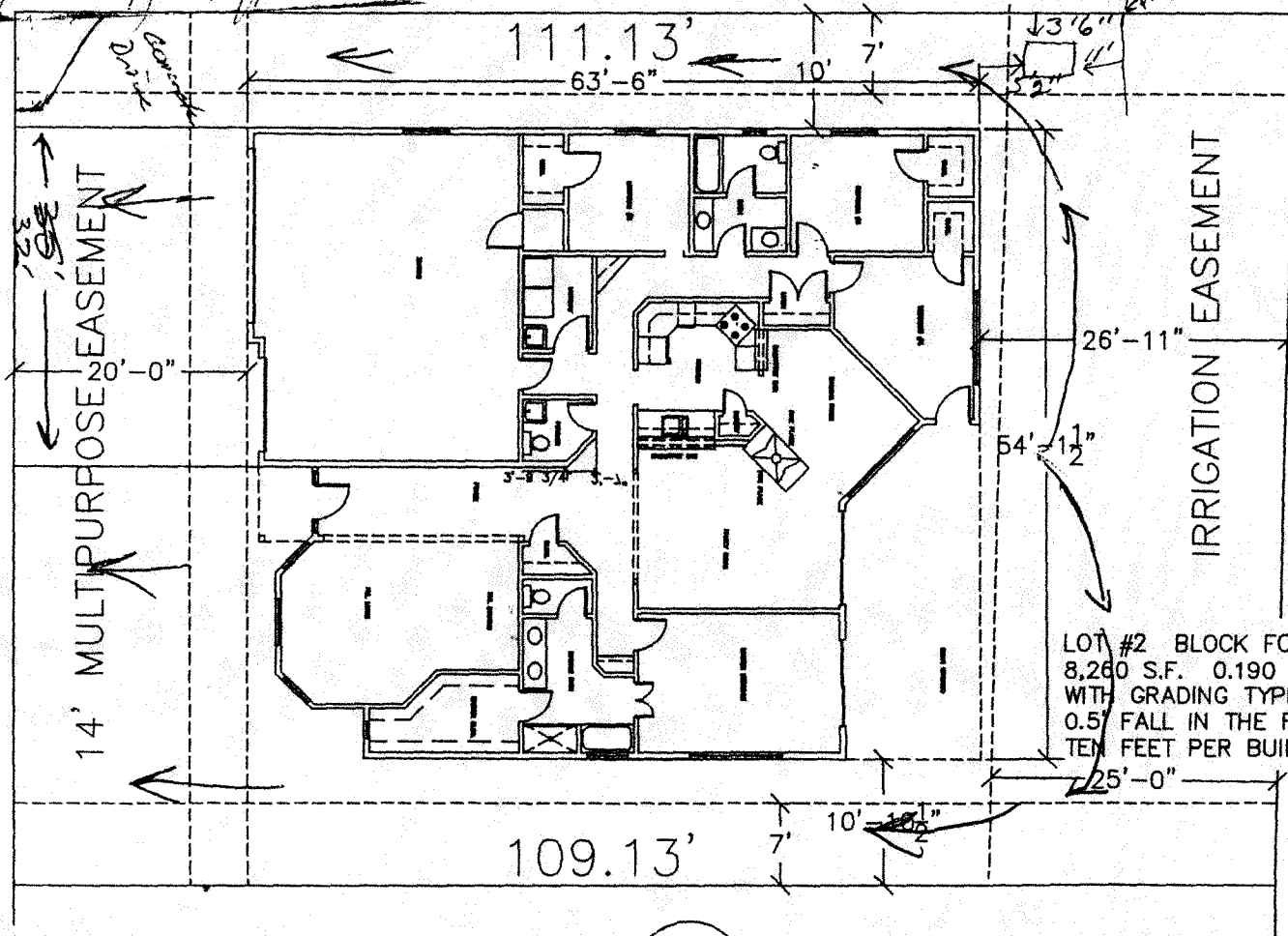
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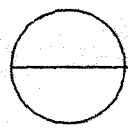
ACCEPTED Jacks 06/25/04

Chau's House 3/28/04

2/11/10-1-04



LOT #2 BLOCK FOUR
 8,260 S.F. 0.190 A.C.
 WITH GRADING TYPE B
 0.5' FALL IN THE FIRST
 TEN FEET PER BUILDING CODES.



SITE PLAN

1/16" = 1' - 0"

LOT 4

6/22/04