

FEE \$ 10.-  
 TCP \$ 1539.-  
 SIF \$ 400.-

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 245 TIGNON way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-293-24-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2421  
 Subdivision Crista Lee Sq. Ft. of Lot / Parcel 8156  
 Filing 1 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name A. Hughes LLC  
 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 C. Hughes  
 Address 262 W. DANBURY CT  
 City / State / Zip Grand Jct. Co. 81503  
 Telephone (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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Eng foundations  
 Voting District E Driveway Location Approval [Signature] recommended  
 (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).

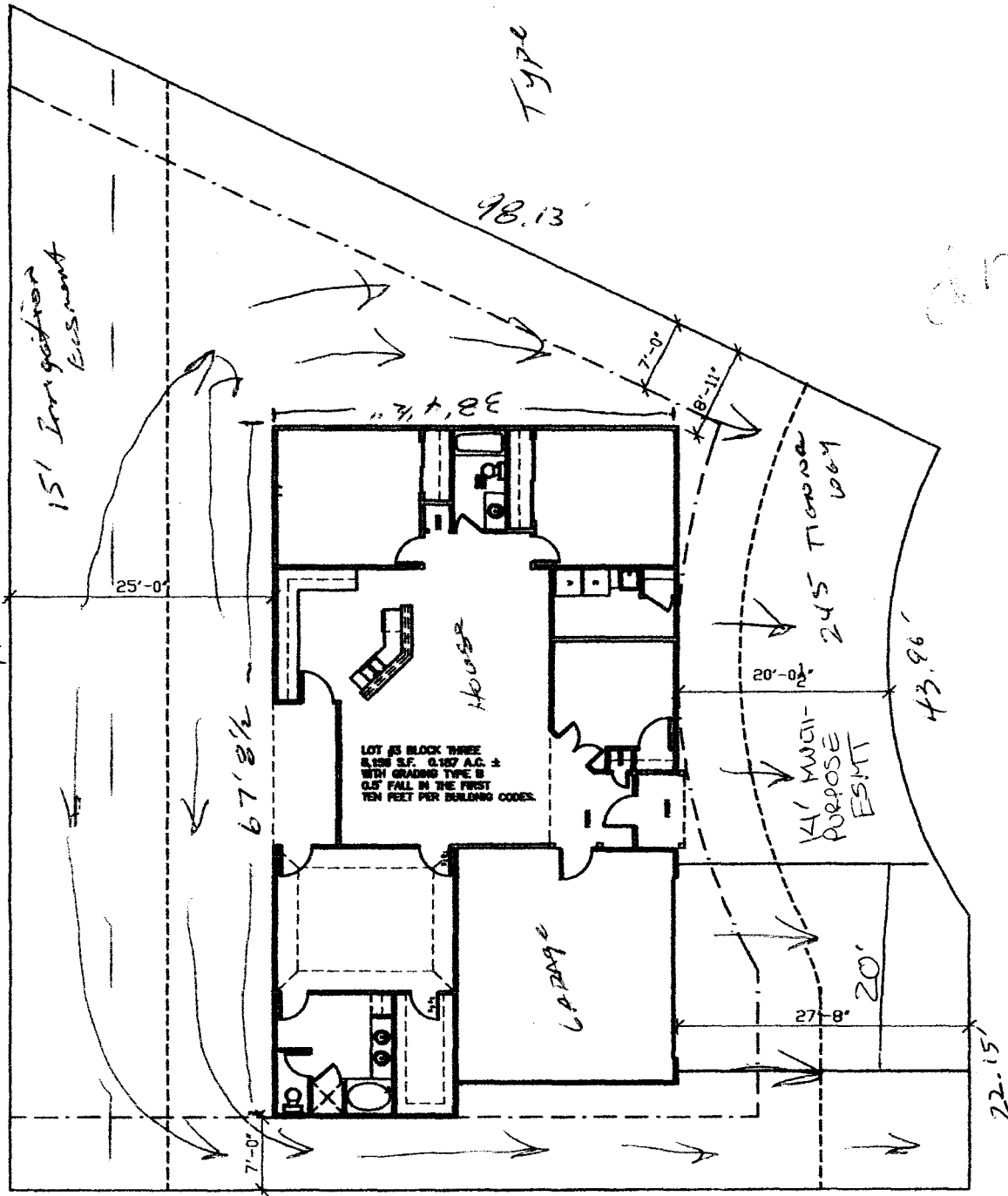
Applicant Signature [Signature] Date 4-6-06  
 Department Approval [Signature] Date 4-10-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ CMSD</u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>4/11/06</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)

245 TIANNA WAY  
lot 3 B1K3

Crista Lee Sub.



4/7/06

4-10-06  
ACCEPTED *Gayleen Henderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. AND THE COUNTY ENGINEER. THE APPLICANT IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1 SITE PLAN  
SI 1/16" = 1' - 0"

245-TIANNA WAY