

FEE \$ 10.⁰⁰
 TCP \$ 1589.⁰⁰
 SIF \$ 460.⁰⁰

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

BLDG PERMIT NO. _____

Building Address 248 merle's way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-35-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3250
 Subdivision Chipeta West Sq. Ft. of Lot / Parcel ~~1000~~ 9811
 Filing 2 Block 1 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Armond C. Hughes
 Address 205 Knob Hill dr
 City / State / Zip Grand Jct. Co. 8003

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 205 Knob Hill dr
 City / State / Zip Grand Jct. Co. 8003
 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 NO
 Side 7 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District E Driveway _____
 Location Approval [Signature] _____
 (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 4-3-07

Department Approval [Signature] Date 4/9/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. pd@cmsd

Utility Accounting [Signature] Date 4/9/07

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)

S00°11'45"E 75.00'

10' IRRIGATION EASTMENT

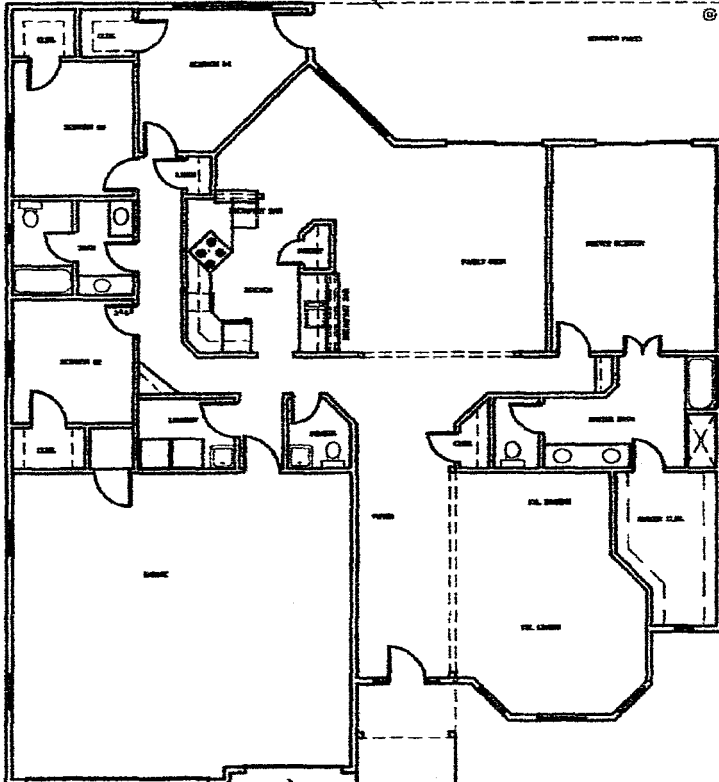
38'-4"

7'-11 1/4"

7'-11 1/4"

HOUSE SQUARE FOOTAGE = 2,520 SQ. FT.
GARAGE SQUARE FOOTAGE = 777 SQ. FT.
COVERED PATIO SQUARE FOOTAGE = 317 SQ. FT.

S89°50'34"W 128.11'



S89°50'34"W 128.16'

LOT 3 BLOCK 2
CHIPETA WEST SUBDIVISION
REC. #2293436

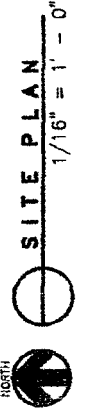
Driveway

← 25' →

23'-3"

14' MULTI PURPOSE EASEMENT

N00°09'26"W 75.00'



Drive OK 4/4/07

248 - MERLE'S WAY

4/9/07
Judith Price