

FEE \$	1000
TCP \$	1589.00
SIF \$	4600

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

BLDG PERMIT NO. _____

Building Address 2934 Mira dr.
 Parcel No. 2943-293-22-001
 Subdivision Crista Lee
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2778
 Sq. Ft. of Lot / Parcel 8398
 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 205 Knob Hill
 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
 Address 205 Knob Hill
 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>RSF4</u>	Maximum coverage of lot by structures <u>SD</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <u>2</u>
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation required.</u>
Voting District <u>"E"</u> Driveway Location Approval <u>WS</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 ~~2-27-07~~ 2-27-07

Department Approval WS [Signature] Date 2/1/07 3/5/07

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

Utility Accounting Kate Gebbery Date 3/5/07

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)

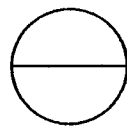
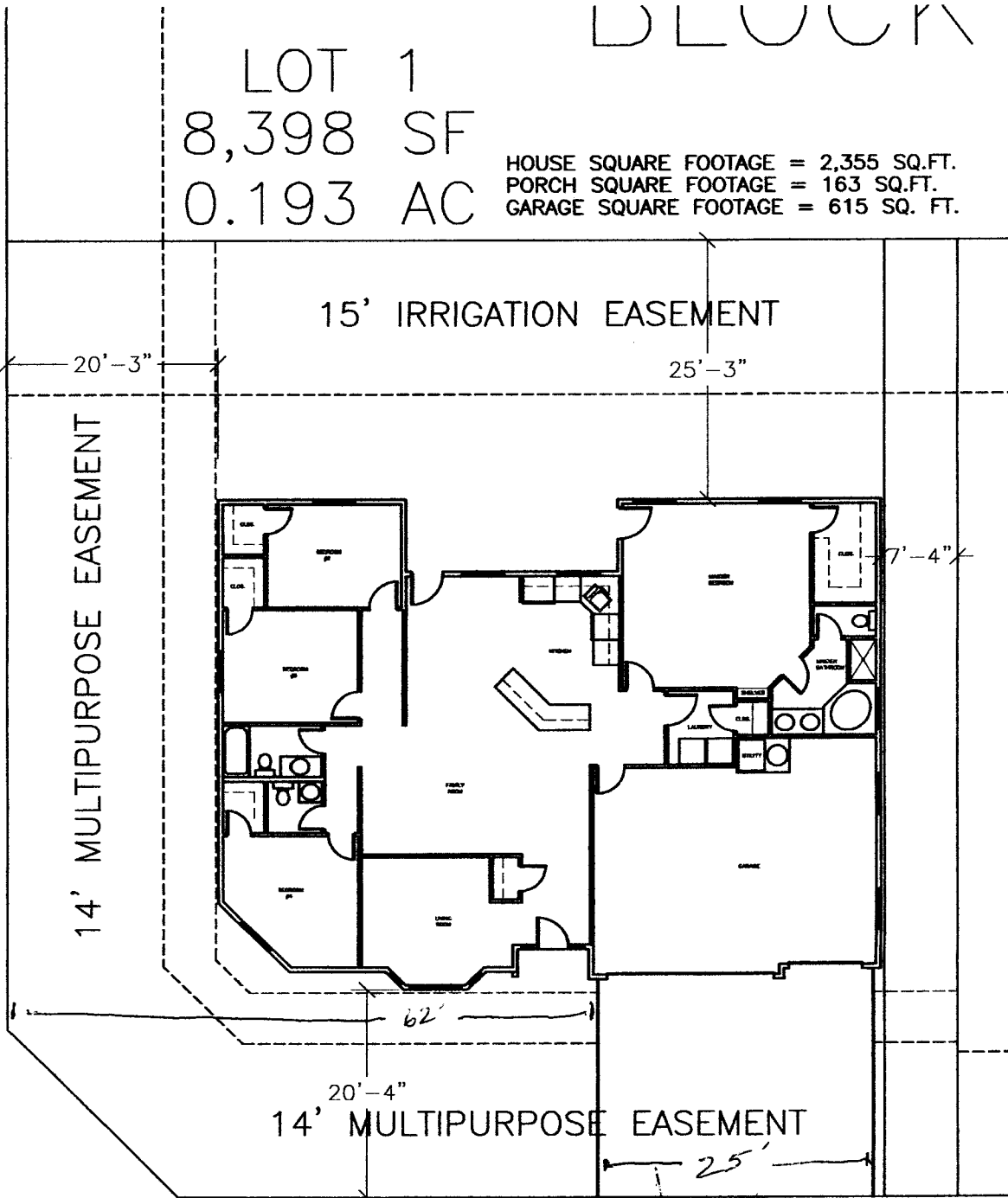
WS of 2/1/07 3/6/07

BLOCK

LOT 1
8,398 SF
0.193 AC

HOUSE SQUARE FOOTAGE = 2,355 SQ.FT.
PORCH SQUARE FOOTAGE = 163 SQ.FT.
GARAGE SQUARE FOOTAGE = 615 SQ. FT.

CRISTA LEE WAY



SITE PLAN

1/16" = 1' - 0"

2934

MIA DRIVE