

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

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



Your Bridge to a Better Community

616 # garage

BLDG ADDRESS 673 ARTHUR CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1693 # house

TAX SCHEDULE NO. 2945-032-89-004 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2309 #

FILING 1 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) OWNER Sonshine II Construction NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 2350 G ROAD USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT Sonshine II Construction TYPE OF HOME PROPOSED:  
1 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2350 G ROAD

(2) TELEPHONE 255-8853

**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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Ltr from Lic Eng required

CENSUS B TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 10-13-03

Department Approval [Signature] Date 10/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6698</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-31-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OWNER TO VERIFY ALL DETAILS  
 FOR HOME OWNERS ACCEPTANCE OF THESE TERMS,  
 OTHER WISE NOTED.  
 WALLS AND 5-1/2" FOR 2x6 WALLS  
 DRAFT. SEE SEPARATE DRAWINGS BY OTHERS

# COLONIAL HEIGHTS SUBDIVISION

## BLOCK 3 LOT 4 6682 SQ.FT.

*Accepted Alaska Anaga 11-31-03*  
**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

DIMENSIONS PULLED FROM BRICK LEDGE SEE FLOORPLAN

