

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

BLDG ADDRESS 2504 Madison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1508th house 649th garage

TAX SCHEDULE NO. 2945-032-89-012 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 4 LOT 12 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) OWNER Sonshie II
 (1) ADDRESS 2350 G Road
 (1) TELEPHONE 255-8853
 (2) APPLICANT Sonshie II
 (2) ADDRESS 2350 G Road
 (2) TELEPHONE 255-8853

USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Single family
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

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 12/03/03

Department Approval NAC [Signature] Date 12/10/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16812</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/10/03</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)

