

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 2506 Madison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1650th House
2945-032-00 114 parent parcel 586th Garage
 TAX SCHEDULE NO. 199 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION 2945-032-90-013 TOTAL SQ. FT. OF EXISTING & PROPOSED 2236
Colonial Heights
 FILING 1 BLK 4 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Sunshine II TYPE OF HOME PROPOSED:
 (2) ADDRESS 2350 G Road Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 255-8853 _____ 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' from property line (PL) Permanent Foundation Required: YES 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 Approval from Lic Eng
 CENSUS B TRAFFIC _____ ANNX# _____

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).

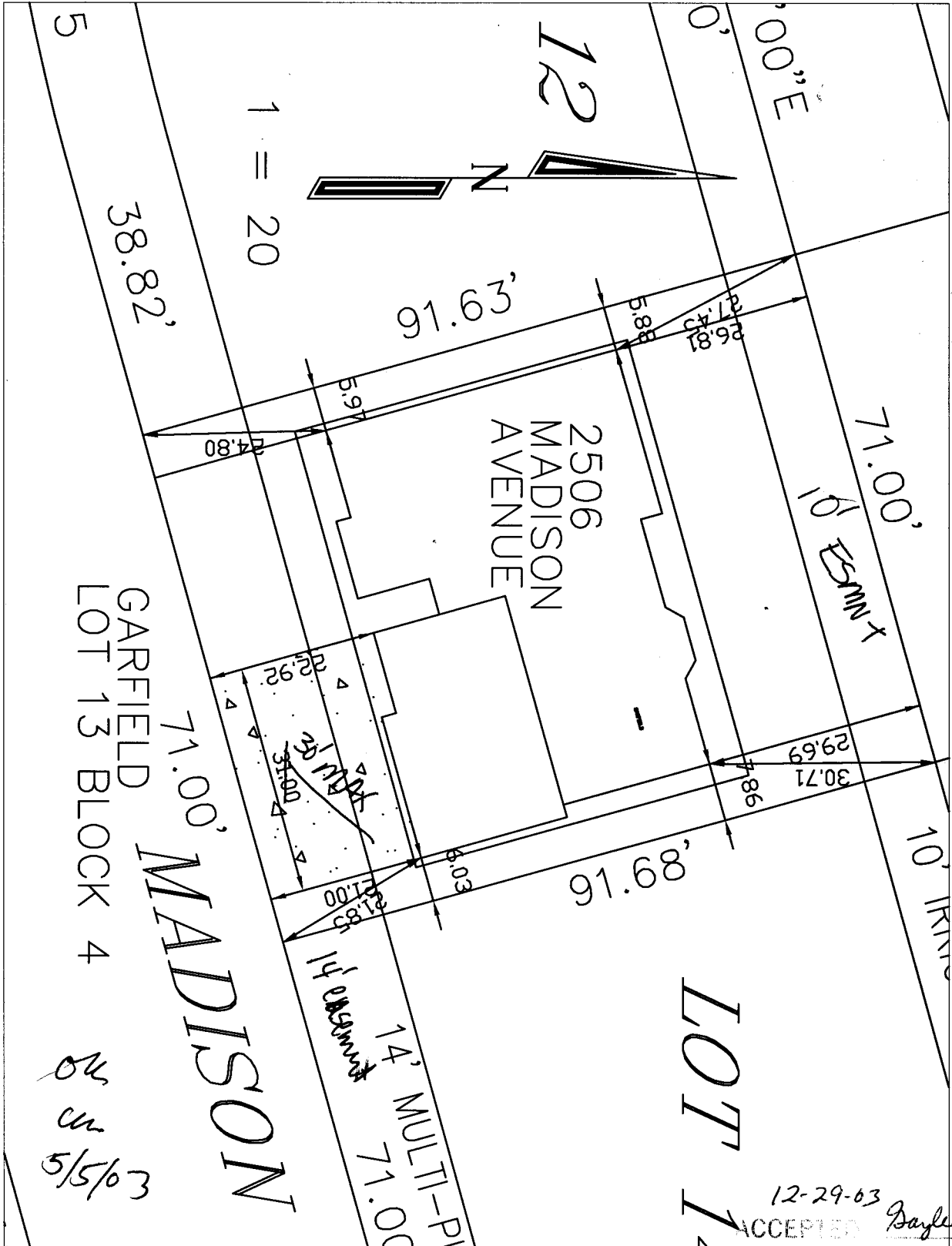
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/2/03
 Department Approval [Signature] Date 6/10/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16861</u>
Utility Accounting <u>[Signature]</u>	Date	<u>12/29/03</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)



5

38.82'

1 = 20



12

91.63'

2506
MADISON
AVENUE

71.00'

GARFIELD
LOT 13 BLOCK 4

71.00'
MADISON

14' CURBWAY
14' MULTI-PI
71.00'

LOT 14

OK
on
5/5/03

12-29-03

Bayless Henderson

ACCEPTED ANY CHANGE IN EASEMENTS MUST BE REVIEWED BY THE CITY PLANNING DEPARTMENT THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.