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

## PLANNING CLEARANCE

BLDG PERMIT NO

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to BLDG ADDRESS 2515 Madison are SQ. FT. OF PROPOSED BLDGS/ADDITION Horase 1667-16 TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS ughts TOTAL SQ. FT. OF EXISTING & PROPOSED 243520 NO. OF DWELLING UNITS: Before: After: this Construction Buslity Builden, uc NO. OF BUILDINGS ON PARCEL Before: / this Construction USE OF EXISTING BUILDINGS (1) TELEPHONE 2 DESCRIPTION OF WORK & INTENDED USE New Home TYPE OF HOME PROPOSED: (2) ADDRESS SKO ✓ Site Built \_\_\_\_\_ Manufactured Home (UBC) Manufactured Home (HUD) (2) TELEPHONE <u>234-0717</u> 858-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. 喀 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘 Maximum coverage of lot by structures 400 % ZONE SETBACKS: Front <u>20/25</u> from property line (PL) Permanent Foundation Required: YES\_X NO \_\_\_\_\_ or from center of ROW, whichever is greater Parking Reg'mt from PL. Rear Special Conditions Maximum Height TRAFFIC ANNX# CENSUS 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 Department Approval NA Additional water and/or sewer tap fee(s) are required: NO W/O No.

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

(White: Planning)

**Utility Accounting** 

(Yellow: Customer)

(Pink: Building Department)

Date

(Goldenrod: Utility Accounting)

TICE. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERBY ALL DETAILS AND DIMENSIONS PRORT TO CONSTRUCTION. USE OF THIS THAT CONSTRUCTION. USE OF THIS THAT CONSTRUCTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE MOTED. WALLS AND EARNAM AS 3-1/2" THICK FOR 244 MALLS AND 5-1/2" FOR 246 WALLS THIS FLAN HAS NOT BEEN ENGINEERED BY AUTOURAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA. MADISON AVENUE COLONIAL HEIGHTS

BLOCK 5 *LOT 7* 6743 SQ.FT. 14 MULTI-PURPOSE EASEMENT DRIVEWAY ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE APPLICANT'S APPROVED BY THE APPLICANT'S APPROVED THE APPLICANT'S APPLICANT'S APPROVED THE APPLICANT'S APPLICANT'S APPROVED THE APPROVED THE APPLICANT'S APPROVED THE APPROVED THE APPROVED THE APPLICANT'S APPROVED THE APPROVED THE APPLICANT'S APPROVED THE APPLICANT'S APPROVED THE APPLICANT'S APPROVED THE APPR ACCEPTED ( AND PROPERTY LINES. LOCATE AND IDENTIFY EASEMENTS 2/1/03 Heal -102 ъ, - 20' IRRIGATION EASEMENT NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION \*\*DIMENSIONS PULLED TO BRICK LEDGE 27'-0" 26-02 SEE PLAN

\Autodraftserver\2004 WORK FILES\ALL WORK\ALL PLATS\COLONIAL HEIGHTS\COLONIAL HEIGHTS.dwg, 11/24/2003 12:54:27 PM, har diskipet 960c series