

FEÉ \$ 10.00  
 TOP \$ 500.00  
 SIF \$ 292.00

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

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



Building Address 2515 Buchanan  
 Parcel No. 2945-032-10-020  
 Subdivision Colonial Heights  
 Filing 3 Block 2 Lot 20

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 2290 #  
 Sq. Ft. of Lot / Parcel 9836 #  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Sonshin II  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sonshin II  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505  
 Telephone 255-8853

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>Rmf-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5' / 10' easement</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Letter from</u>
Voting District <u>B</u>	Driveway Location Approval <u>WJ</u> <u>Engineer Required</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 6-22-04  
 Department Approval [Signature] Date 7/2/04

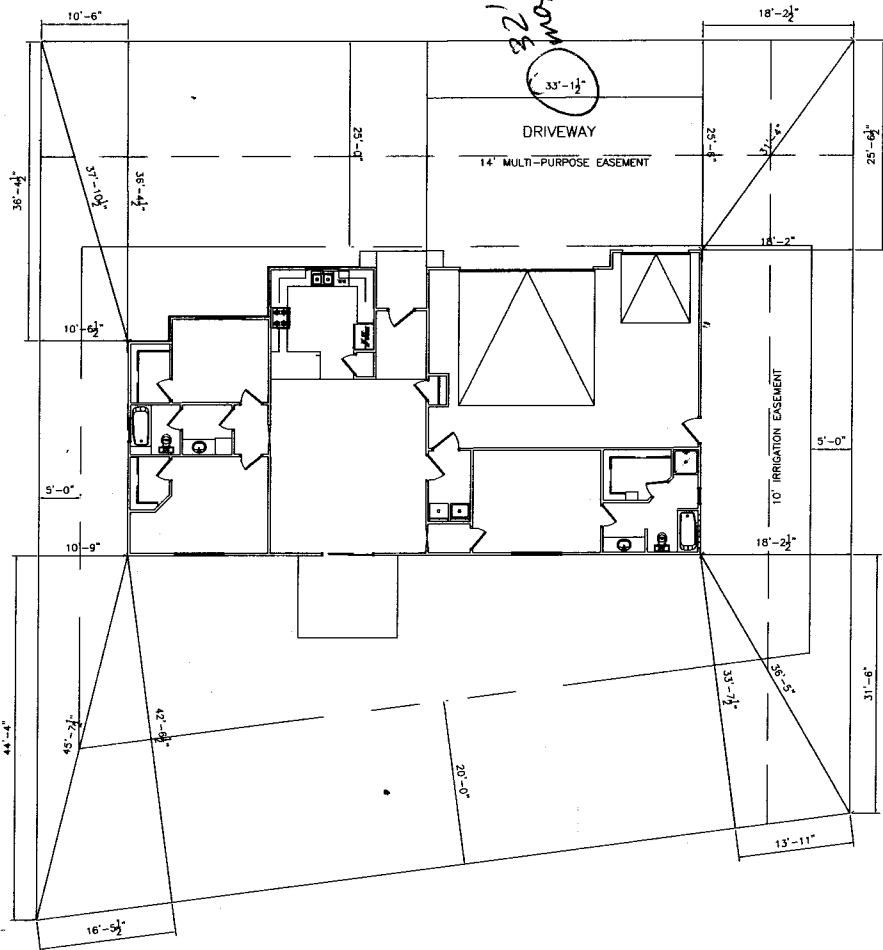
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17416</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-2-04</u>		

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)

HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 LESS OTHER WISE NOTED.  
 EASEMENTS:  
 AFT. SEE SEPARATE DRAWINGS BY OTHERS

*Alisa Maguire 7/8/04*  
 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.

BUCHANAN DRIVE



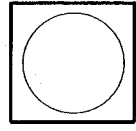
*Private use only 6/24/04*

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 3
LOT NUMBER	20
BLOCK NUMBER	2
STREET ADDRESS	2515 BUCHAMAN DRIVE
COUNTY	MESA
HOUSE SQ. FT.	1557 SF
LOT SIZE	9836 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

SCALE: N.T.S.


*AutoDRAFT*  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782



SONSHINE II  
 COLONIAL HEIGHTS- FILING 3

DRAWN BY  
 AUTODRAFT  
 FILE NAME  
 DATE  
 5-25-04  
 SCALE  
 1/8" = 1'-0"  
 SHEET  
**SHEET 1**