

FEE \$	10.00
TCP \$	0
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 2518 BUCHANAN SQ. FT. OF PROPOSED BLDGS/ADDITION 2217
TAX SCHEDULE NO. 2945-032-99-009 SQ. FT. OF EXISTING BLDGS _____
SUBDIVISION COLONIAL HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 2217
FILING 3 BLK 1 LOT 9 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 _____
(1) TELEPHONE 970-255-8853 DESCRIPTION OF WORK & INTENDED USE Single family
(2) APPLICANT Sonshine II Construction TYPE OF HOME PROPOSED:
(2) ADDRESS 2350 G Road Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 970-255-8853 _____ 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 Ltr from lic eng req'd
B CENSUS _____ TRAFFIC _____ ANN# _____

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).

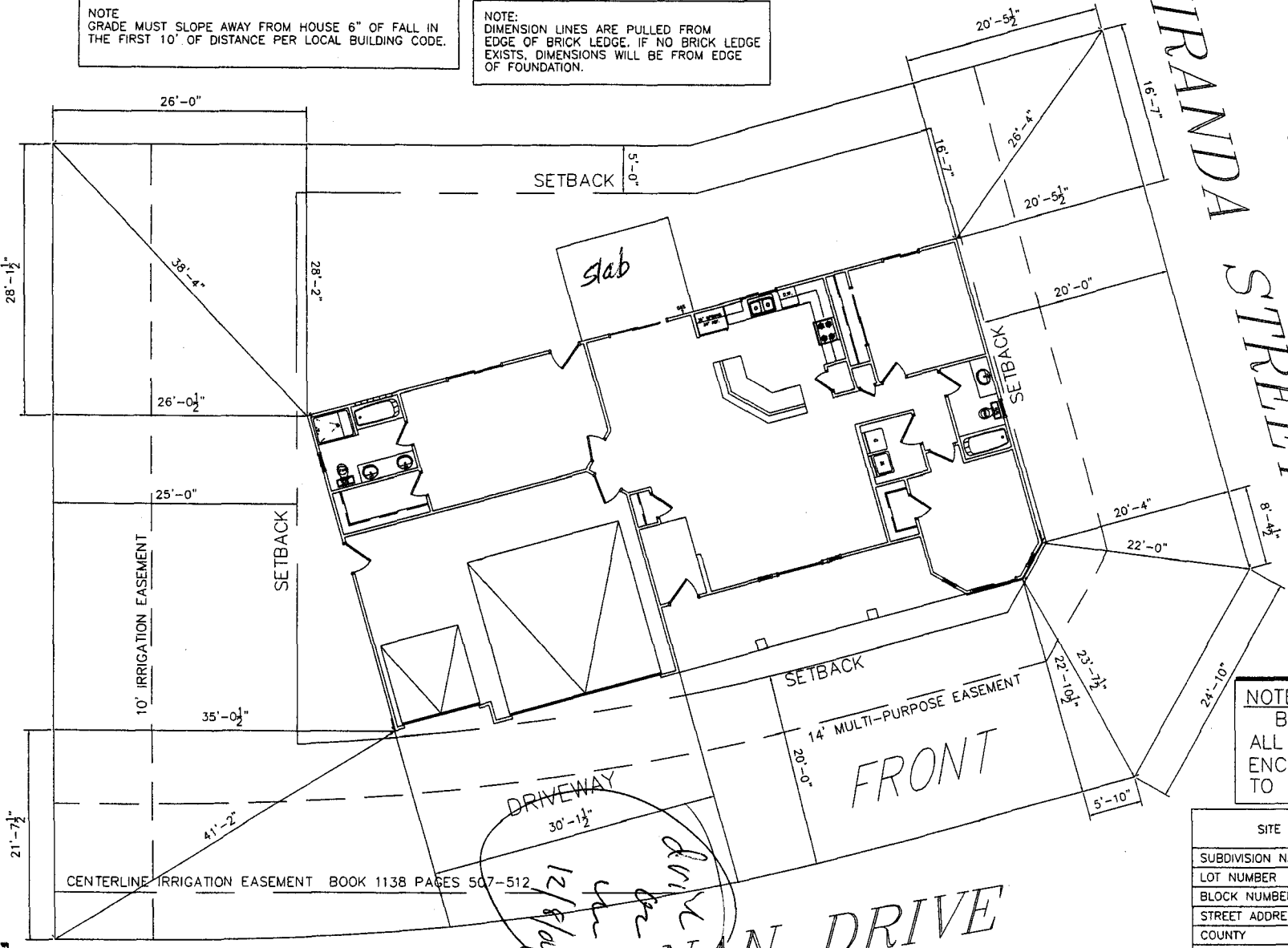
Applicant Signature [Signature] Date 12/8/04
Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17809</u>
Utility Accounting <u>[Signature]</u>		Date	<u>12/23/04</u>

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

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

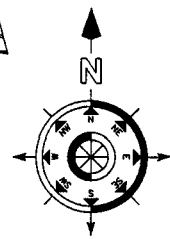


MIRANDA STREET

BUCHANAN DRIVE

Allyse Martin 12/27/04

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. 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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 3
LOT NUMBER	9
BLOCK NUMBER	1
STREET ADDRESS	2518 BUCHANAN DRIVE
COUNTY	MESA
HOUSE SQ. FT.	1644 SF
LOT SIZE	9348 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

SCALE: 1/16" = 1'-0"