

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

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

BLDG PERMIT NO. _____

0



Your Bridge to a Better Community

BLDG ADDRESS 2510 Filmore SQ. FT. OF PROPOSED BLDGS/ADDITION 1891
 (parent parcel)
 TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS NO
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 2 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Infinity Builders NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 202 North Ave #164 USE OF EXISTING BUILDINGS NO
 (1) TELEPHONE 248-9708 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT owner TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 R MF-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 Letter from licensed engineer required
 CENSUS _____ 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).

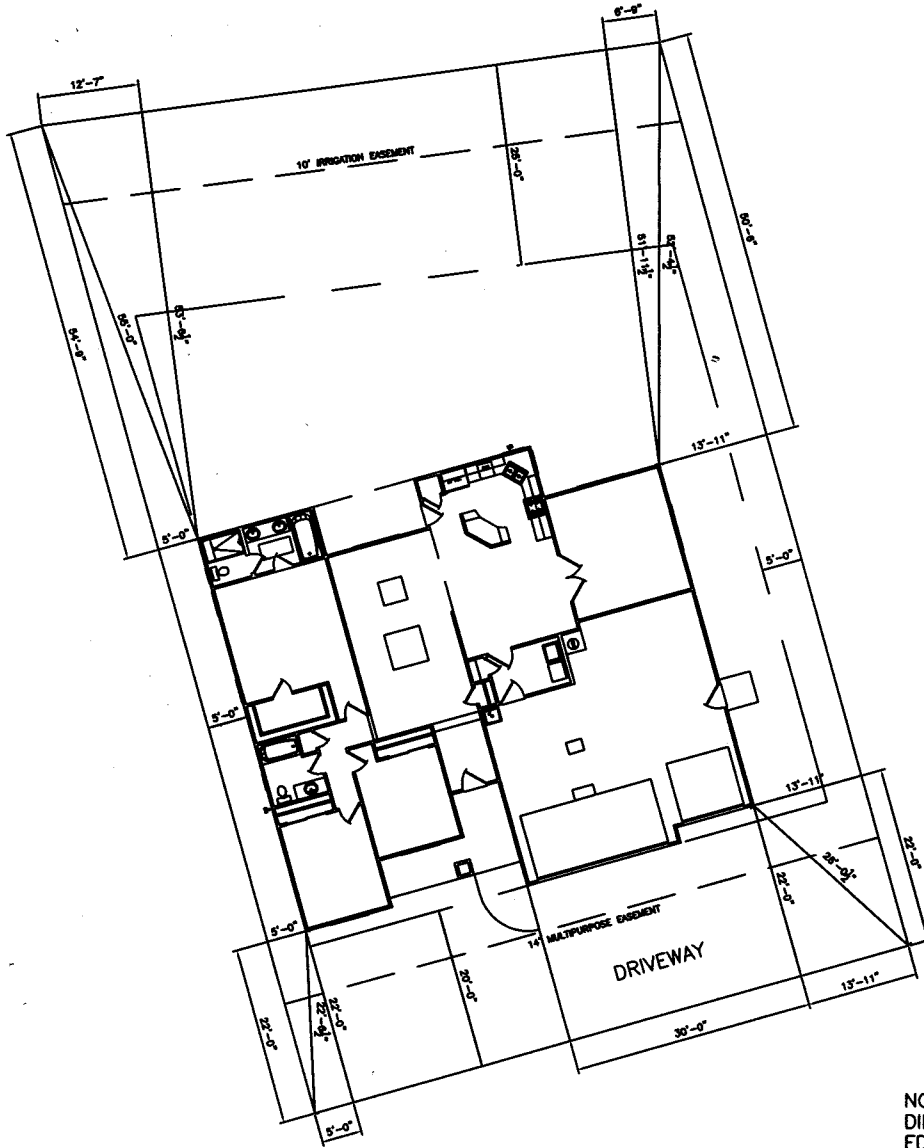
Applicant Signature Melanie D. J. [Signature] Date 1-29-04
 Department Approval [Signature] Date 3/8/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17051</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3-8-04</u>

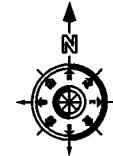
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5. BUILDER OR OWNER TO VERIFY ALL DETAILS
 STRUCTURE.
 6. BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 7. FOUNDATION UNLESS OTHER WISE NOTED.
 8. VERIFY ALL SETBACKS AND EASEMENTS.
 9. DRAWN BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

ACCEPTED *Alisa Magar 3-8-04*
 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.



ok
WW
3/11/04



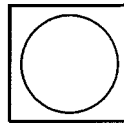
SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS
LOT NUMBER	10
BLOCK NUMBER	1
STREET ADDRESS	1
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	8397 SQ'
SETBACKS USED	FRONT 25'
	SIDES 5'
	REAR 10'

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

SCALE: 1/8" = 1'-0"

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8782



INFINITY BUILDERS
 COLONIAL HEIGHTS LOT 10

DRAWN BY
AUTODRAFT
 FILE NAME
 DATE
 1-27-04
 SCALE
 1/8" = 1'-0"
 SHEET