

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 2512 Filmore Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2044

TAX SCHEDULE NO. 2945-032-92-004 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2044

FILING 2 BLK 1 LOT 11

(1) OWNER Infinity Builders NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 202 North Ave #164 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 248-9708 USE OF EXISTING BUILDINGS NO

(2) APPLICANT Owner DESCRIPTION OF WORK & INTENDED USE SFR

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE _____

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 Engineered foundation required

CENSUS B TRAFFIC required 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 Melanie D. York Date 7-22-04

Department Approval NA Gaylen Henderson Date 8-5-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17532</u>
Utility Accounting	<u>(Signature)</u>	Date	<u>8/4/04</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)

