

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

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

BLDG PERMIT NO. _____

Building Address 2515 Filmore
 Parcel No. 2945-032-95-004
 Subdivision Colonial Heights
 Filing 2 Block 2 Lot 4

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2378
 Sq. Ft. of Lot / Parcel 6618
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sunshine 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 Sunshine 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): _____

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Letter from licensed</u>
Voting District <u>"B"</u> Driveway Location Approval _____	<u>Engineer Required</u>
(Engineer's Initials)	<u>Expiration 6-10-05</u>

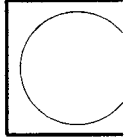
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 D J A MCK Date 5/4/04
 Department Approval St. Gayleen Henderson Date 6-10-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17314</u>
Utility Accounting <u>D Overholt</u>	Date <u>6/10/04</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)

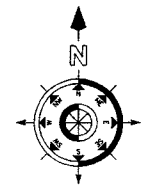
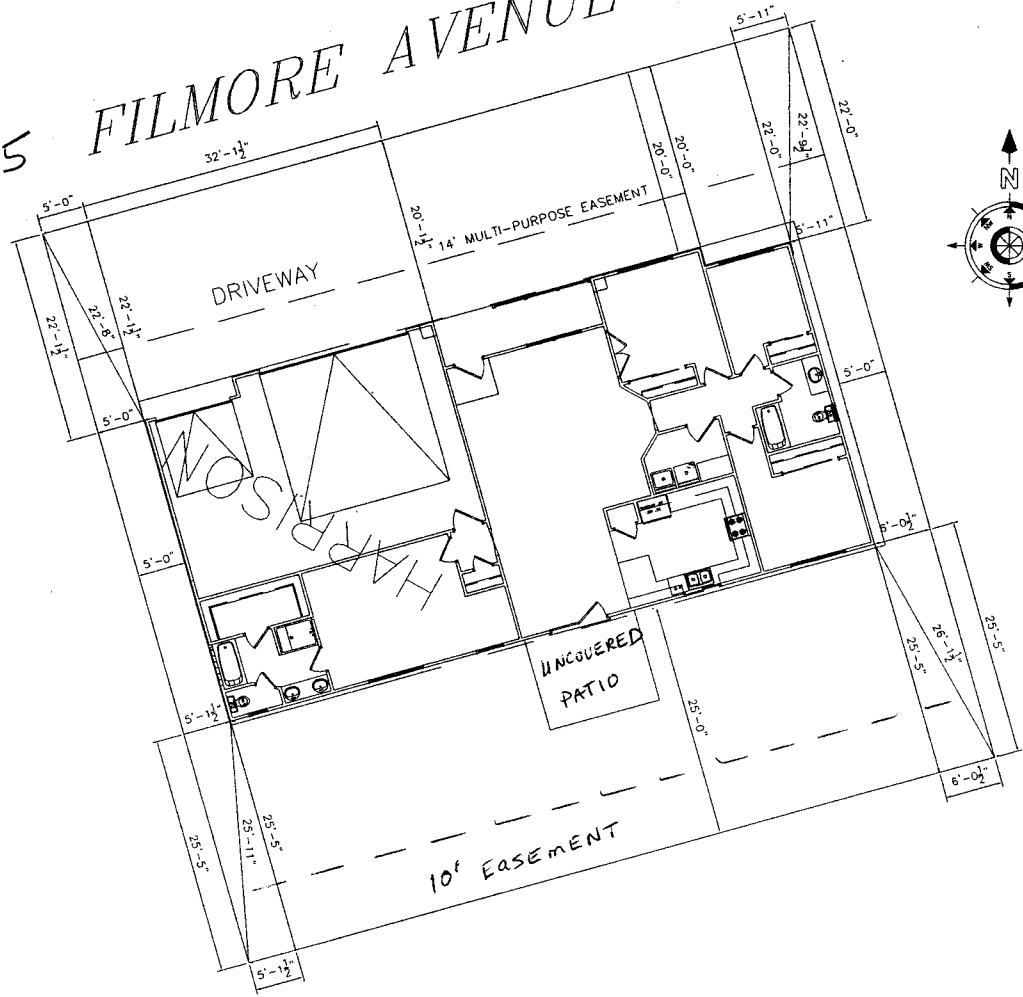


COLONIAL HEIGHTS #2
BLOCK 2 SITE PLANS

DRAWN BY
AUTODRAFT
FILE NAME

DATE
X-X-01
SCALE
1/8" = 1'-0"
SHEET
SHEET

2515 FILMORE AVENUE



Handwritten note: 2515/16/14

6-10-04 Gayleen Henderson
ACCEPTED
PLANNING
PLANTS
RESPONSIBLY
LOCATE AND
AND PROPERTY LINES.

SCALE: N.T.S.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	2515 FILMORE AV
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	6618 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

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