

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

Building Address 2500 Hays
 Parcel No. 2945-032-87-001
 Subdivision Colonial Heights
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs _____ Proposed 1
 Sq. Ft. of Existing Bldgs _____ Proposed 1691 sq ft
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sonshine 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 Sonshine 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 BMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Letter from Engineer Required
 Voting District B Driveway Location Approval _____ (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).

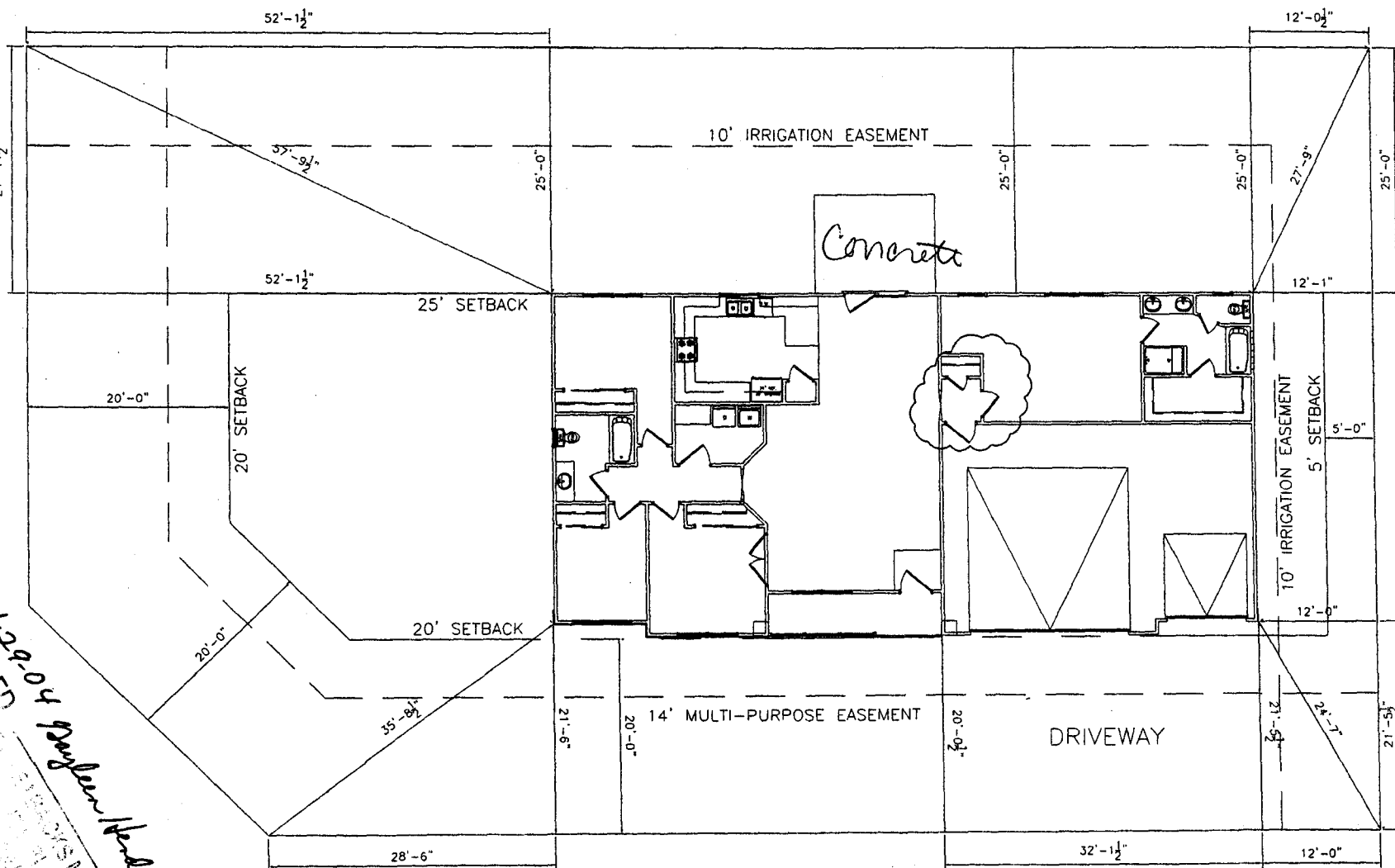
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/1/04
 Department Approval M. Gayleen Henderson Date 11-29-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17749
 Utility Accounting D Overholt Date 11/30/04

THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 DIMENSIONS PRIOR TO CONSTRUCTION.
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
 LS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 ENGINEERING DATA.

25 ROAD



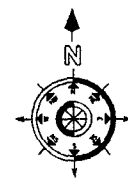
HAYES DRIVE

ACCEPTED
 11-22-04
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PLANNING
 DEPARTMENT IS NOT RESPONSIBLE FOR
 LOCATING AND VERIFYING EASEMENTS
 AND PROPERTY LINES.

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

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

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



drive
 9/13/04

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS - PHASE 1
LOT NUMBER	1
BLOCK NUMBER	1
STREET ADDRESS	2500 HAYES DRIVE
COUNTY	MESA
HOUSE LIVING SQ. FT.	1691 SF
LOT SIZE	9620 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'