

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 2504 Hayes
 Parcel No. 2945-032-94-002
 Subdivision Colonial Heights
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2378[#]
 Sq. Ft. of Lot / Parcel 6884[#]
 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 <input type="checkbox"/>
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 _____ (Engineer's Initials)	<u>Engineer required</u> <u>Expiration 6-10-05</u>

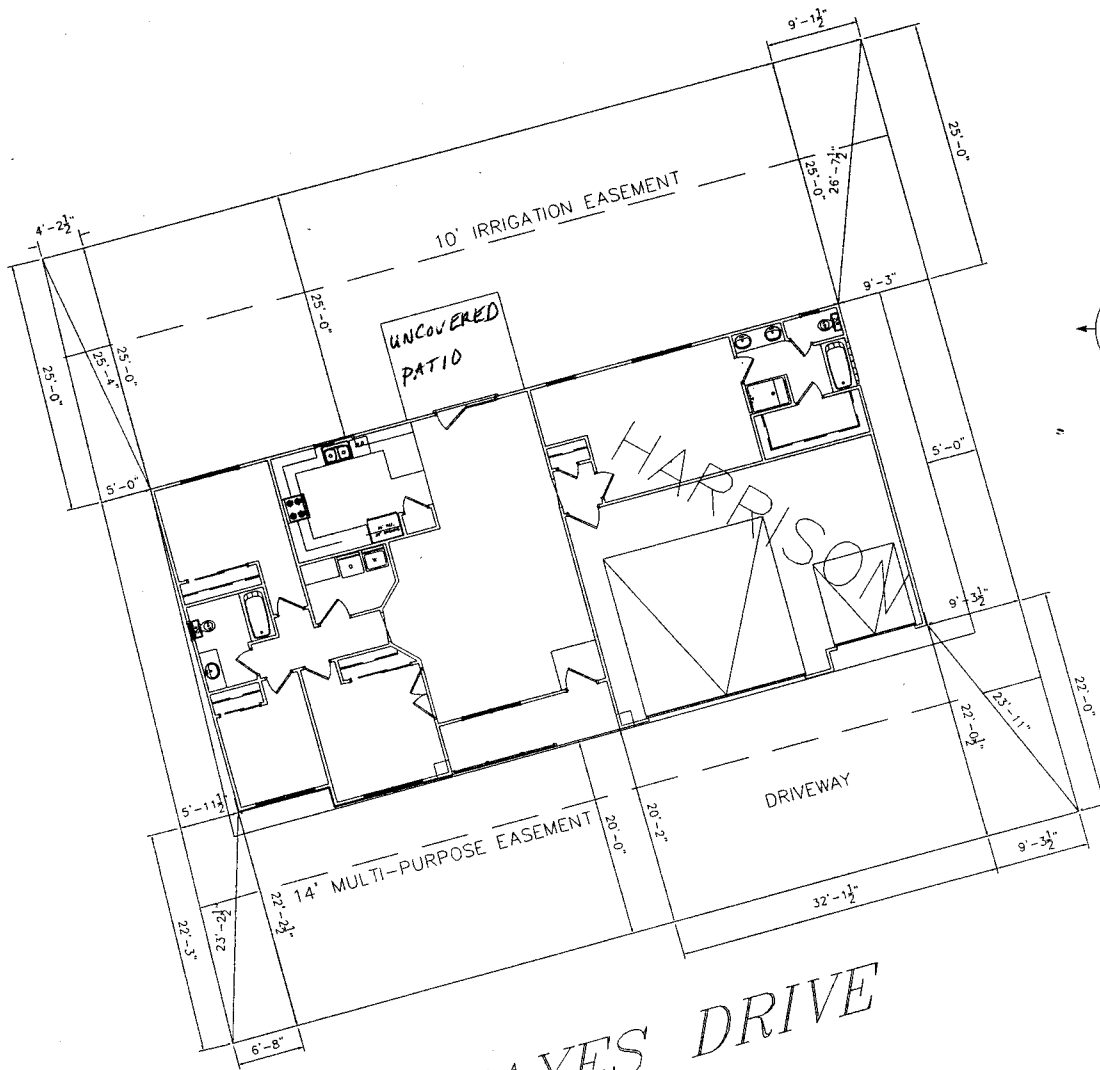
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department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

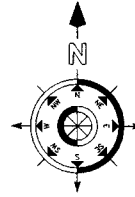
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17312</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/04</u>		

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)



2504 HAYES DRIVE

SCALE: N.T.S.



6-10-04 Gayle Henderson

ACCEPTED SETBACKS MUST BE
 ACCORDANCE WITH PLANNING
 DEPARTMENT REGULATIONS
 AND ALL APPLICANTS
 MUST BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS, EASEMENTS
 LOCATE AND PROTECT UTILITIES
 AND PROPERTY LINES.

all
 W
 5/13/04

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	2
BLOCK NUMBER	1
STREET ADDRESS	2504 HAYES DR.
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	6884 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.



COLONIAL HEIGHTS #2
 BLOCK 1 SITE PLANS

DRAWN BY
 AUTODRAW
 FILE NAME
 DATE
 X-X-01
 SCALE
 1/8" = 1'
 SHEET
SHEET