

FEE \$	10.00
TCP \$	500.00
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 2509 Hayes SQ. FT. OF PROPOSED BLDGS/ADDITION 2361 #
TAX SCHEDULE NO. 2945-032-92-004 SQ. FT. OF EXISTING BLDGS _____
SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2361 #
FILING 2 BLK 3 LOT 4 NO. OF DWELLING UNITS:
Before: _____ After: 1 this Construction
(1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction
(1) ADDRESS 2350 G ROAD USE OF EXISTING BUILDINGS \$
(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family
(2) APPLICANT Sonshine II TYPE OF HOME PROPOSED:
(2) ADDRESS 2350 G ROAD Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 255-8853 _____ 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 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 Letter from Engineer
3 CENSUS Required TRAFFIC _____ 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).

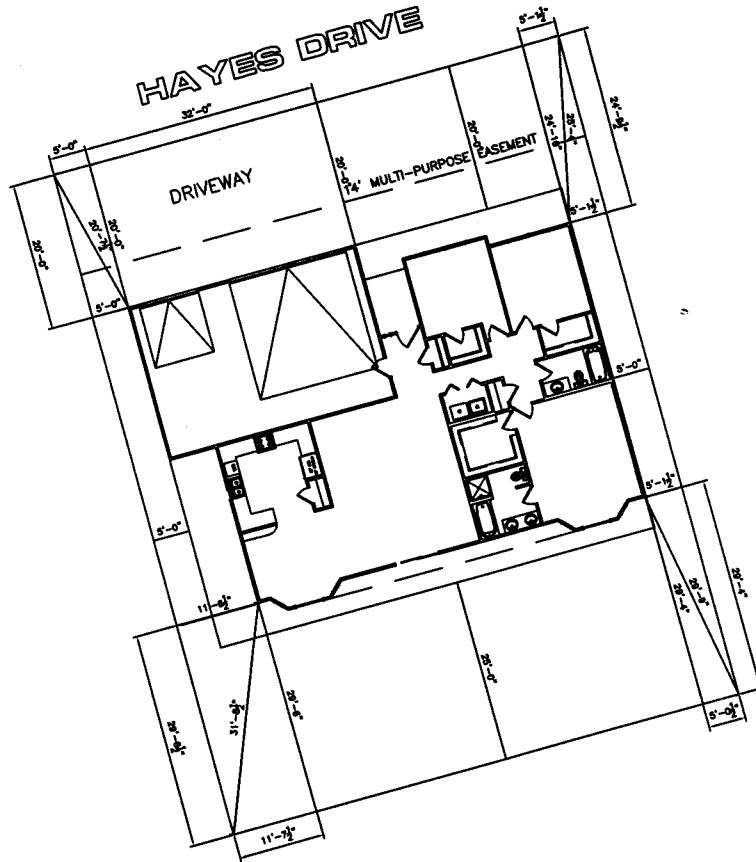
Applicant Signature [Signature] Date 3/29/04
Department Approval [Signature] Date 4-20-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12171</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-20-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	



*see we
3/30/04*



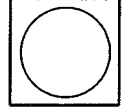
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FLING 2
LOT NUMBER	4
BLOCK NUMBER	3
STREET ADDRESS	1
COUNTY	MESA
HOUSE LIVING SQ. FT.	1662 SF
LOT SIZE	6601 SF
SETBACKS USED	FRONT 20' SIDE 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.

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

AUTODRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-4722



2509 *Hayes*
SONSHINE II
SITE PLAN
THE HAMILTON

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

4-20-04 *Dayleen Henderson*
ACCEPTED
ANY CHANGE OR REVISIONS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT. ALL SETBACKS
BEFORE CONSTRUCTION. VERIFY
LOCAL CODES, EASEMENTS
AND PROPERTY LINES.