

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 2516 Hayes SQ. FT. OF PROPOSED BLDGS/ADDITION 2378#
 TAX SCHEDULE NO. 2945-032-95-009 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2378#
 FILING 2 BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Sunshine II TYPE OF HOME PROPOSED:
 (2) ADDRESS 2350 G Road Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 255-8853 _____ Manufactured Home (HUD)
 _____ 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'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5'/3' from PL, Rear 25'/5' from PL Parking Req't 2
 Maximum Height 35' Special Conditions Letter from licensed Eng req'd
 "B" CENSUS _____ 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).

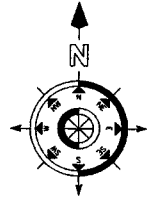
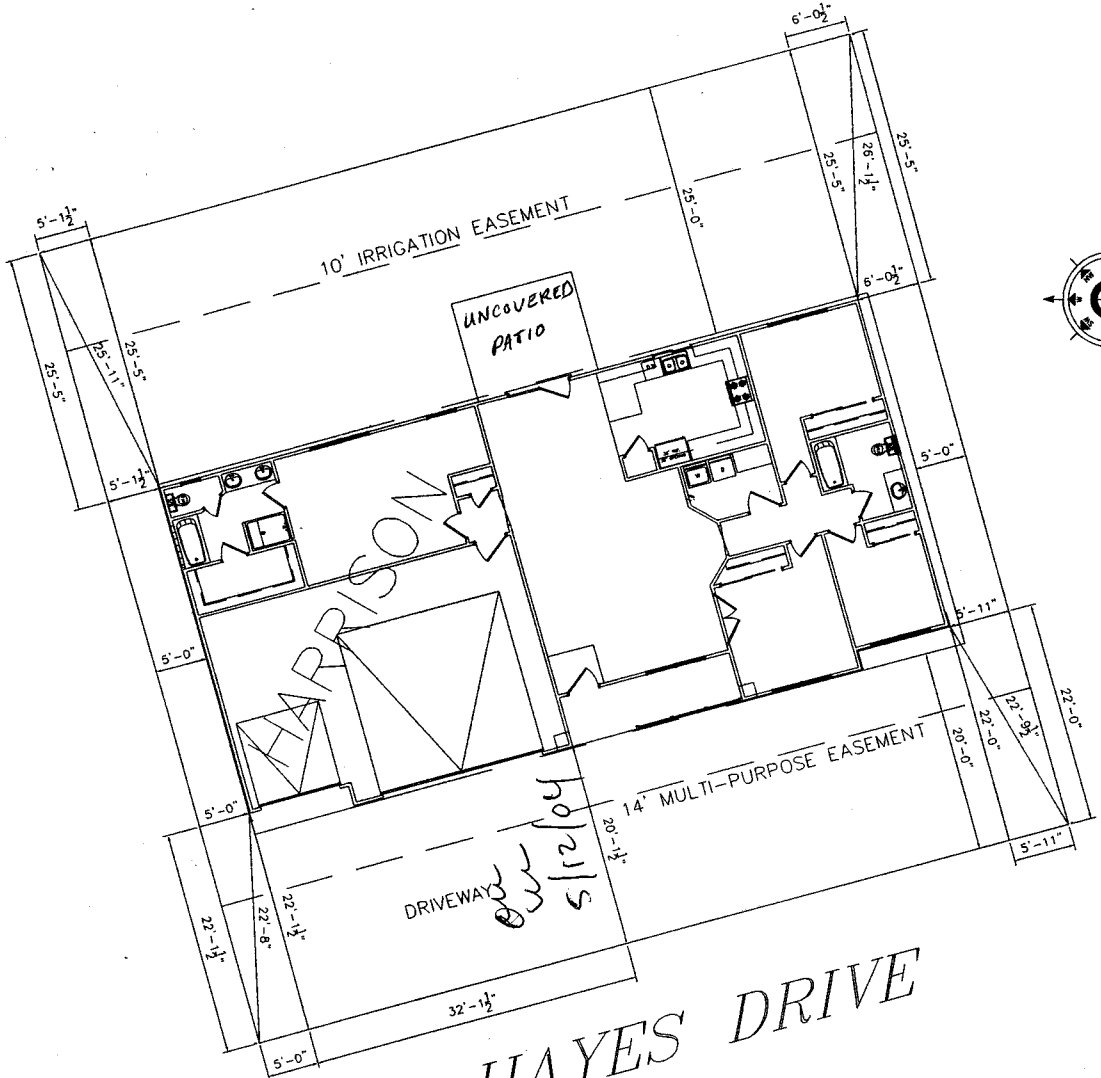
Applicant Signature [Signature] Date 5/6/04
 Department Approval [Signature] Date 5/27/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>7294</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/27/04</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)

ACCEPTED *Alske Wagner 5-27-04*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2516 HAYES DRIVE

SCALE: N.T.S.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	2516 HAYES DR.
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.

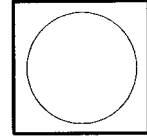
Mesa

SUBMITTED UNDER THE

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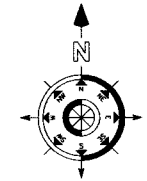
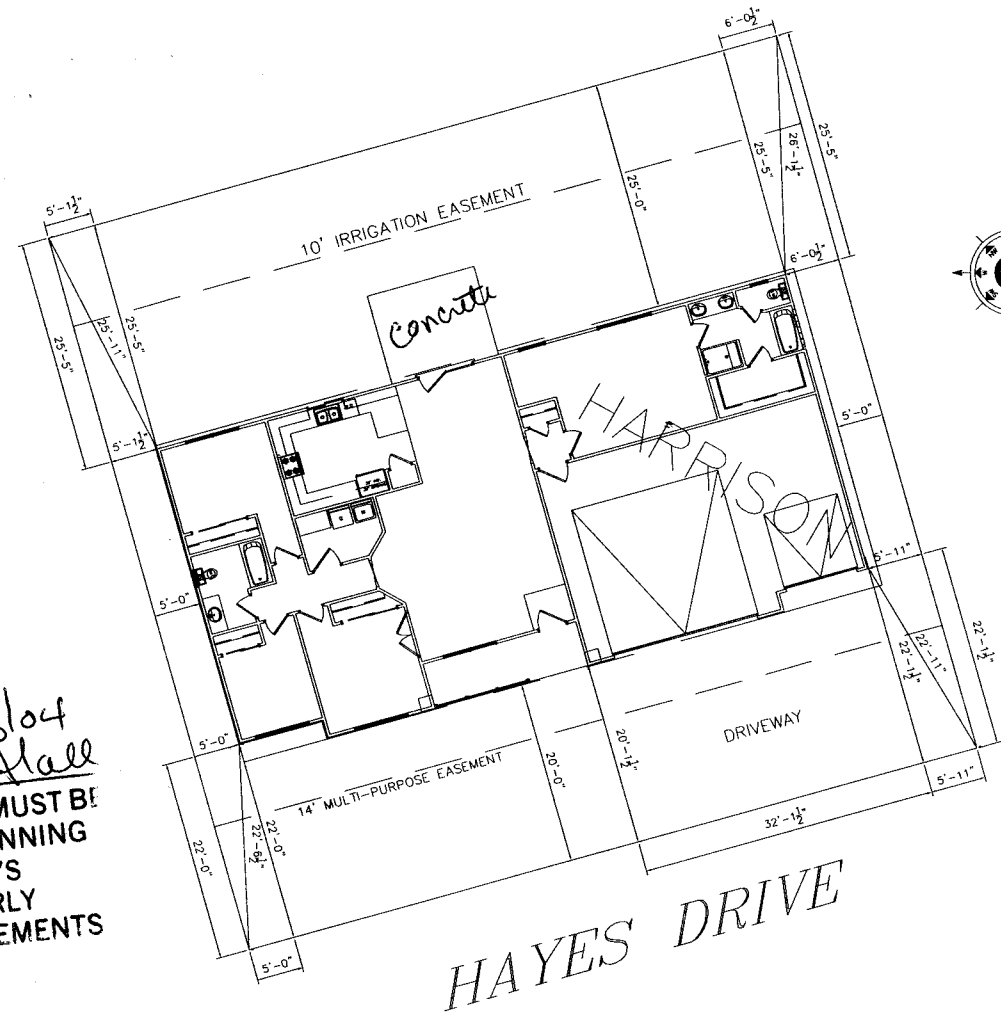
1/4

St



2516 Hayes
**COLONIAL HEIGHTS #2
 BLOCK 2 SITE PLANS**

DRAWN BY
 AUTODRAFT
 FILE NAME
 DATE
 X-X-01
 SCALE
 1/8" = 1'-0"
 SHEET
SHEET 4



*Revised 6/3/04
 C. Hayes Hall*
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