

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

BLDG ADDRESS 2518 Hayes Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2217 #
 TAX SCHEDULE NO. 2945-032-95-010 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2217 #
 FILING 2 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Sonshine II Const NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2350 G rd. USE OF EXISTING BUILDINGS SINGLE FAMILY
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Sonshine II Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2350 G. rd 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' 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 Its from lic 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 12/17/04
 Department Approval [Signature] Date 12/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17836</u>
Utility Accounting <u>[Signature]</u>		Date <u>12/29/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

12/28/04

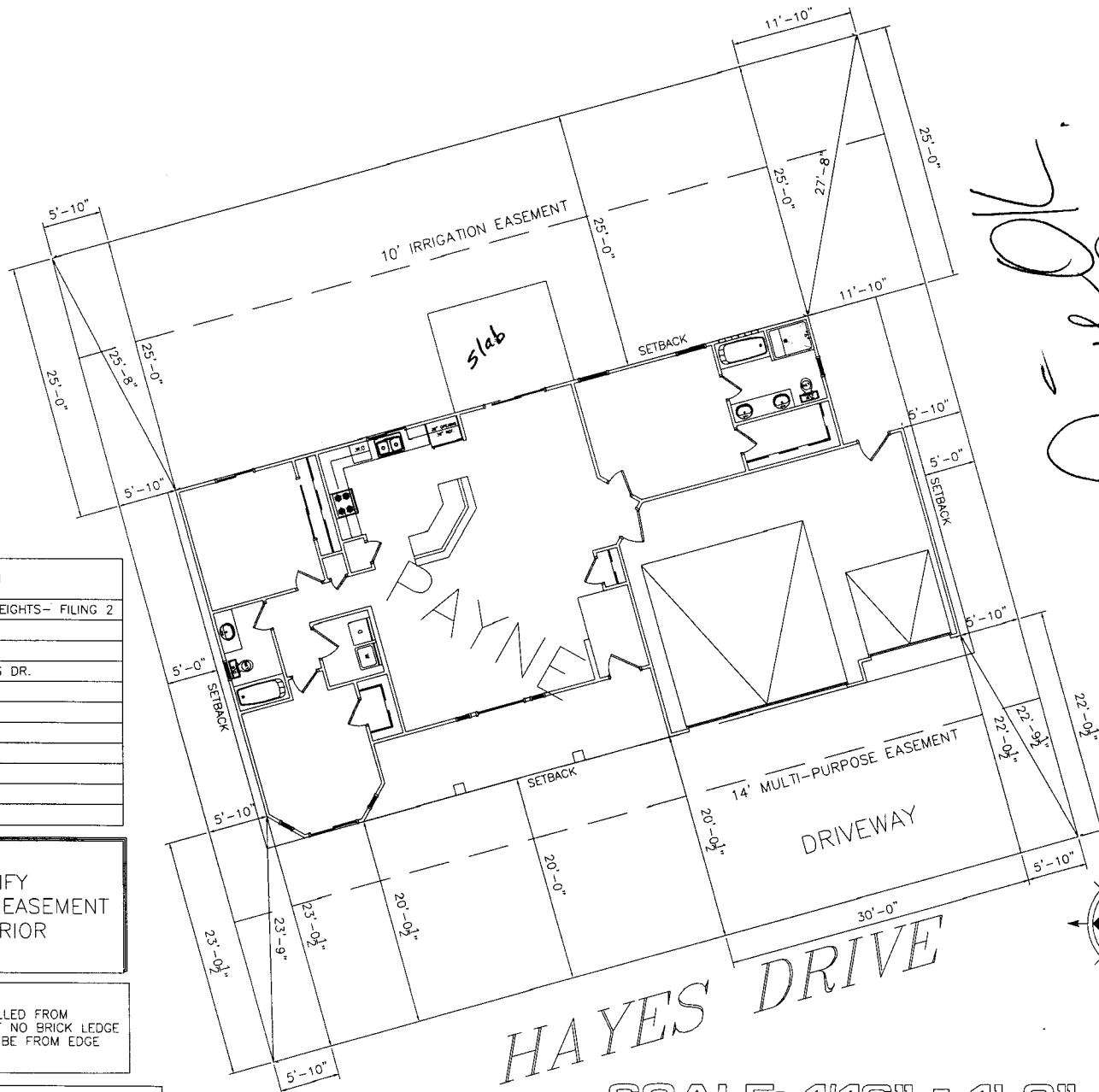
Alisa [Signature]
ACCEPTED SETBACKS MUST BE ANY CHANGE OF SETBACKS PLANNING APPROVED BY THE CITY. PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	2518 HAYES DR.
COUNTY	MESA
HOUSE SQ. FT.	1564 SF
GARAGE SQ. FT.	653 SF
LOT SIZE	6618 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

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

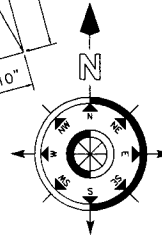
NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



HAYES DRIVE

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



[Signature]
10-22-21