

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 2517 Hayes
 TAX SCHEDULE NO. 2945-032-92-004
 SUBDIVISION Colonial Height
 FILING 2 BLK 3 LOT 8
 (1) OWNER Sonshine II
 (1) ADDRESS 2350 G ROAD
 (1) TELEPHONE 255-8853
 (2) APPLICANT Sonshine II
 (2) ADDRESS 2350 G ROAD
 (2) TELEPHONE 255-8853

SQ. FT. OF PROPOSED BLDGS/ADDITION 2361
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2361
 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Single Family
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'
B

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions Letter from Engineer Required
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 4/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No.	<u>7202</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>4/28/04</u>

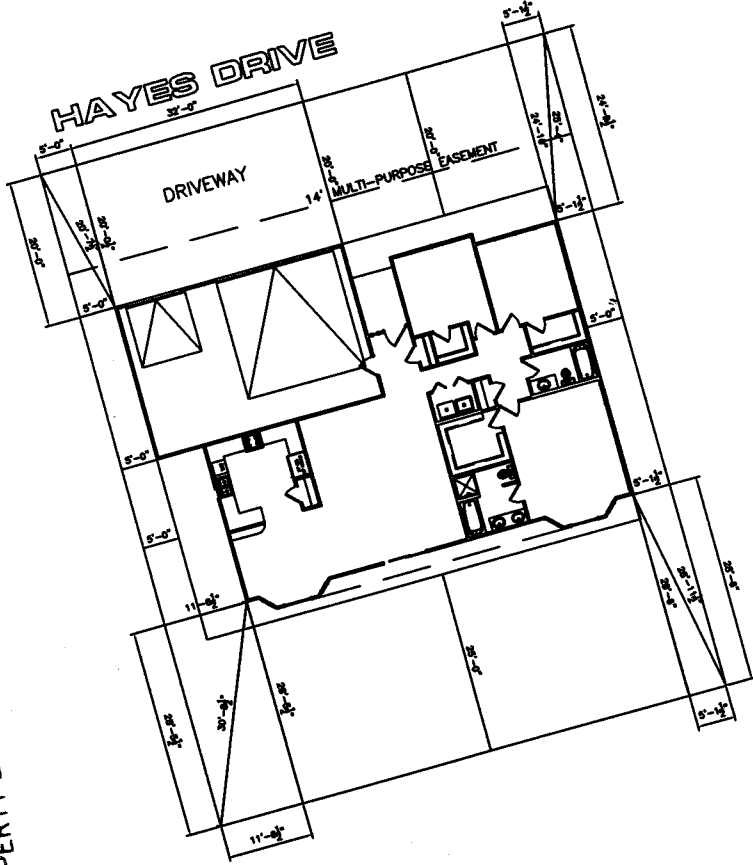
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

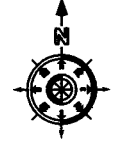
- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND ENCROACHMENTS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER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

*4/28/04
C. Hayes Hall*

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



*cel
w
3/30/04*



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

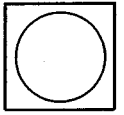
SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	8
BLOCK NUMBER	3
STREET ADDRESS	?
COUNTY	MESA
HOUSE LIVING SQ. FT.	1682 SF
LOT SIZE	8534 SF
SETBACKS USED	FRONT 25'
	SIDES 5'
	REAR 25'

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

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

REVISIONS	

Autodraft
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-8782



2517 Hayes

SONSHINE II
SITE PLAN
THE HAMILTON

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