

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2520 ~~2500~~ HAYES  
 Parcel No. 2945-032-95-011  
 Subdivision COLONIAL HEIGHTS  
 Filing 2 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2217  
 Sq. Ft. of Lot / Parcel 6618  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2217

**OWNER INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jct, CO 81505  
 Telephone 970-255-8853

**\*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 RmF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District B Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17837</u>
Utility Accounting <u>[Signature]</u> Date <u>12/29/04</u>

*Accepted Mike Quinn 12/28/04*

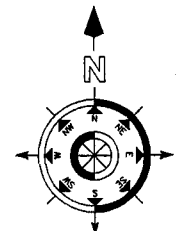
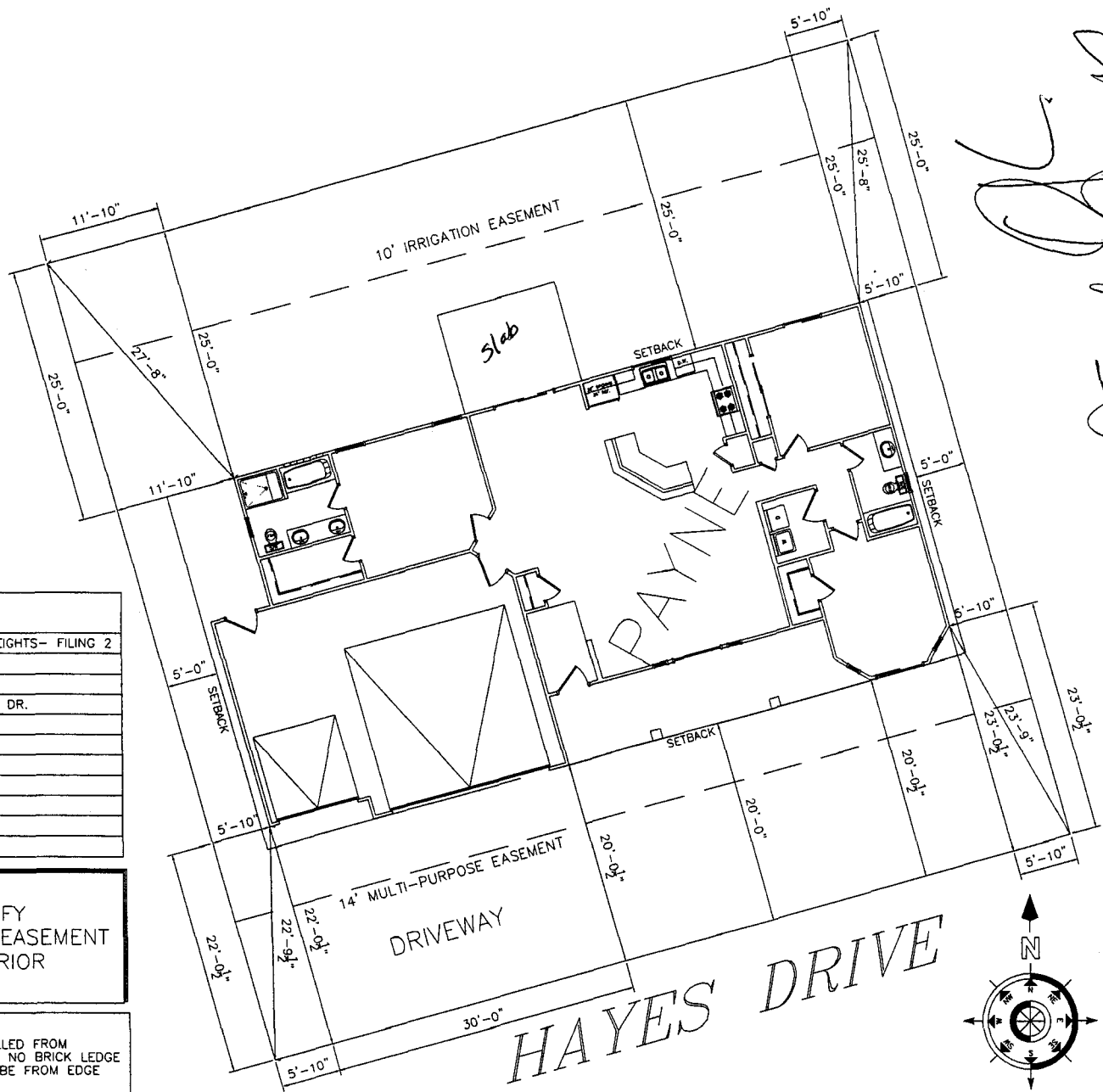
**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 MUST VERIFY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	11
BLOCK NUMBER	2
STREET ADDRESS	2520 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.



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

*Timothy Quinn  
 12-22-04*