

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 2500 MADISON AVE SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1813~~ 2317
TAX SCHEDULE NO. 2945-032-90-010 SQ. FT. OF EXISTING BLDGS _____
SUBDIVISION Colonail Heights TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1813~~ 2317
FILING _____ BLK 4 LOT 10 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Dale Cole NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 235 N. 7th USE OF EXISTING BUILDINGS X/A
(1) TELEPHONE 243-7711 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY Residence
(2) APPLICANT Coleg Company Builders TYPE OF HOME PROPOSED:
(2) ADDRESS 235 N. 7th Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 243-7711 _____ 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 Required
B 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 6-30-04
Department Approval [Signature] Date 8-11-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17536</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/11/04</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)

