

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 2502 Madison SQ. FT. OF PROPOSED BLDGS/ADDITION 2064 #
 TAX SCHEDULE NO. 2945-630-90-011 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2064 #
 FILING 1 BLK 4 LOT 11 NO. OF DWELLING UNITS: 1
 Before: _____ After: _____ this Construction
 (1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL _____
 Before: _____ After: _____ this Construction
 (1) ADDRESS 250 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)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 255-8853 _____ 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
 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 4-15-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17161</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/15/04</u>

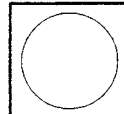
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

BUILDER OR OWNER TO VERIFY ALL DETAILS
 TRUCTION.
 BUILDER OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 STUD UNLESS OTHER WISE NOTED.
 BICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 ERRED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

REVISIONS	
A	
B	
C	
D	
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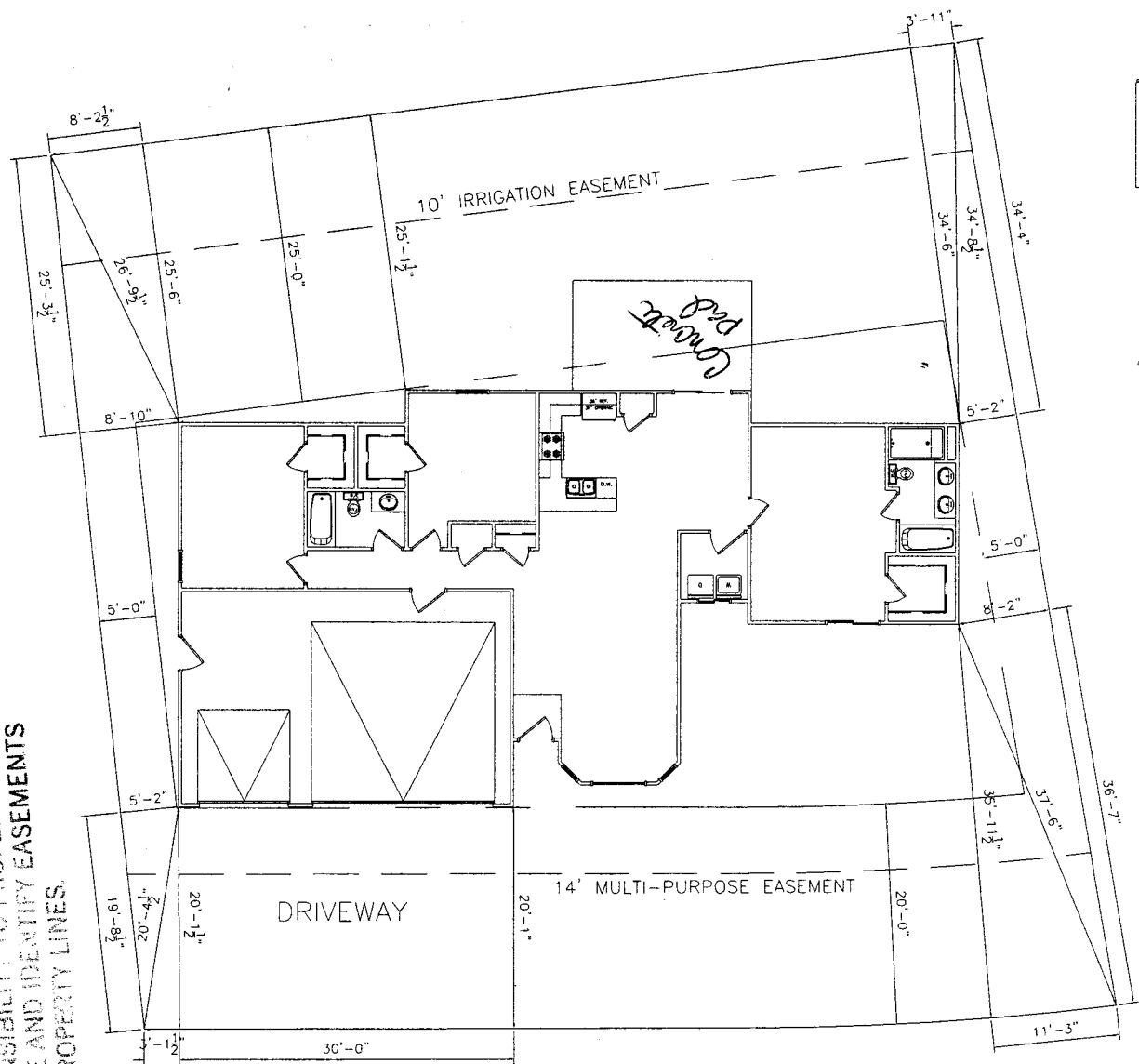
Autodraft
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



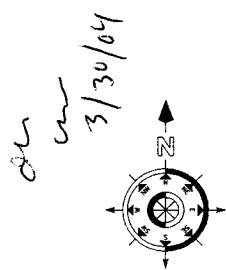
2502 Madison
THE FITCH RESIDENCE
COLONIAL HEIGHTS BLOCK 4 LOT 11

DRAWN BY	AUTODRAFT
FILE NAME	CAD FILE
DATE	3-15-04
SCALE	3/16" = 1'-0"
SHEET	SHEET 4

4-15-04 *Angela Anderson*
ACCEPTED
 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.



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



SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 1
LOT NUMBER	11
BLOCK NUMBER	4
STREET ADDRESS	?
COUNTY	MESA
HOUSE LIVING SQ. FT.	1476 SF
LOT SIZE	7156 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

MADISON AVENUE

SCALE: 3/16" = 1'-0"

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