

|        |        |
|--------|--------|
| 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 2573 Madison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2177<sup>A</sup>  
TAX SCHEDULE NO. 2945-032-91-006 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
SUBDIVISION Colonial Hts. TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
FILING 1 BLK 5 LOT 6 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Sonshine II NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 2350 G Road USE OF EXISTING BUILDINGS \_\_\_\_\_  
(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family  
(2) APPLICANT Sonshine II TYPE OF HOME PROPOSED:  
(2) ADDRESS 2350 G. Road  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 100%  
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 Approval Ltr from LIC  
CENSUS B TRAFFIC \_\_\_\_\_ ANN# Eng.

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 3/16-04  
Department Approval NA Baylen Henderson Date 4-15-04

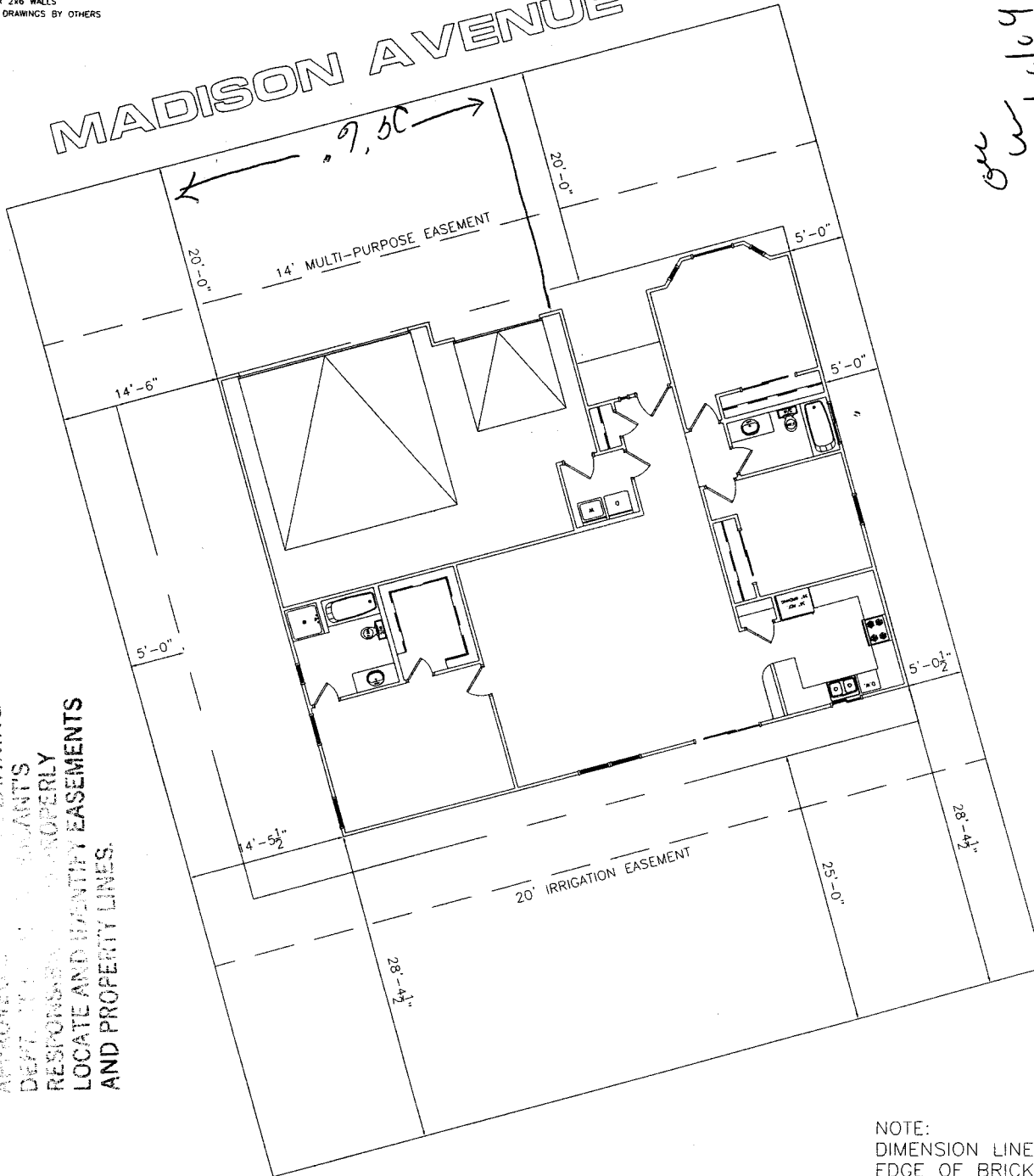
|  |   |          |                      |
|--|---|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>17162</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>4/15/04</u>                     |          |                      |

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)

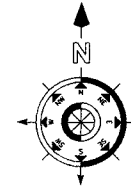
OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 S OTHER WISE NOTED.  
 WALLS AND 5-1/2" FOR 2x6 WALLS  
 ODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

MADISON AVENUE



*Handwritten:* 6/1/2013

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



*Handwritten:* 2513 MADISON AVE

| SITE PLAN INFORMATION |                            |
|-----------------------|----------------------------|
| SUBDIVISION NAME      | COLONIAL HEIGHTS- FILING 1 |
| LOT NUMBER            | 6                          |
| BLOCK NUMBER          | 5                          |
| STREET ADDRESS        | ?                          |
| COUNTY                | MESA                       |
| HOUSE LIVING SQ. FT.  | 1573 SF                    |
| LOT SIZE              | 6743 SF                    |
| SETBACKS USED         | FRONT 20'                  |
|                       | SIDES 5'                   |
|                       | REAR 25'                   |

*Handwritten:* Lot 6 Block 5

*Handwritten:* 4-15-04  
 Dayleen Henderson  
 ACCEPTED FOR RECORD. THIS DRAWING MUST BE  
 ANY CHANGES TO THIS DRAWING MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE CITY ENGINEER'S OFFICE  
 RESPONSIBLE FOR PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

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.

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AutoDRAFT

SONSHINE II

DRAWN  
 AUTOD.  
 FILE NO  
 CAD 1  
 DATE  
 3-2-  
 SCALE  
 3/16" =  
 SHEET