

FEE \$	10:00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2514 Madison
 Parcel No. 2945-032-90017
 Subdivision Colonial Heights
 Filing 1 Block 4 Lot 17

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2515
 Sq. Ft. of Lot / Parcel 6534
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3089

OWNER INFORMATION:

Name Linda Jordan
 Address 832 W Road
 City / State / Zip Fruita CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TP Construction Inc.
 Address PO Box 55013
 City / State / Zip Grand Junction CO 81505
 Telephone 970-260-1483

***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 <u>RmF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>As from lic eng req'd - stating lot specific excavation</u>		
Voting District <u>"B"</u> Driveway Location Approval _____ (Engineer's Initials)	<u>observation performed</u>		

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).

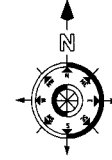
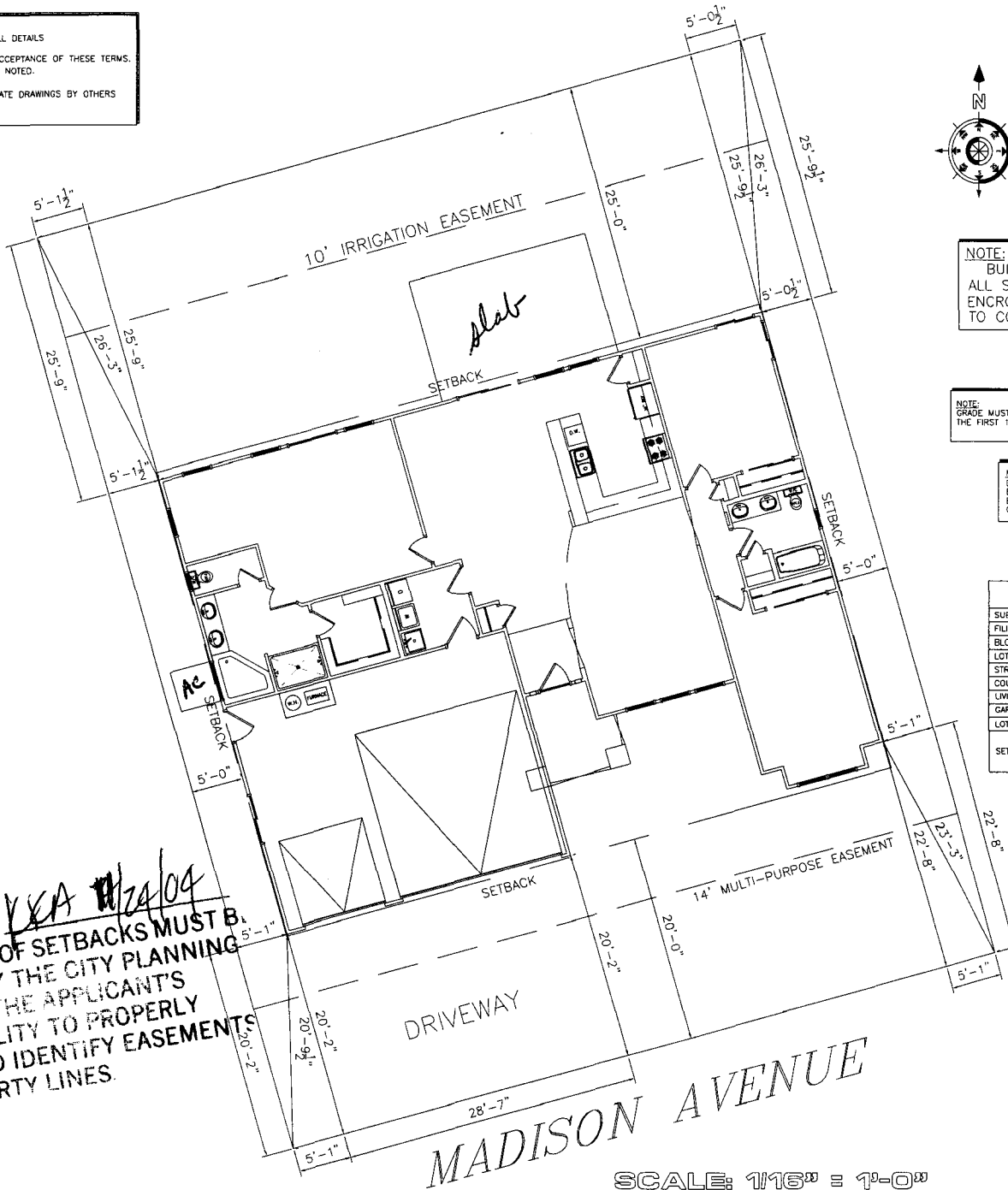
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/19/04
 Department Approval [Signature] Date 11/24/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>1745</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/24/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ABILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.
 CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 E TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 WNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 T BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS DATA.



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

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS
PLING NUMBER	1
BLOCK NUMBER	4
LOT NUMBER	17
STREET ADDRESS	2514 MADISON AVE.
COUNTY	MESA
LIVING SQ. FT.	1868 SF
GARAGE SQ. FT.	647 SF
LOT SIZE	6521 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

ACCEPTED *KXA 11/20/04*
 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.

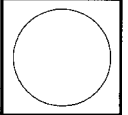
MADISON AVENUE

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

*Done Ok
 Trip Down
 10-22-11*

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



LINDA JORDAN
2514 MADISON

DRAWN BY	AUTODRAFT
FILE NAME	
DATE	11-4-04
SCALE	1/8" = 1'-0"
SHEET	
SHEET 4	