

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 2518 Madison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2285  
 TAX SCHEDULE NO. 2945-032-90-019 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2285  
 FILING 1 BLK 4 LOT 19  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER TP Construction - Jim  
 (1) ADDRESS Box 55063 / 81505  
 (1) TELEPHONE 970 201 8186  
 (2) APPLICANT TP Construction  
 (2) ADDRESS Box 55063 / 81505  
 (2) TELEPHONE 970 201 8186  
 USE OF EXISTING BUILDINGS NA  
 DESCRIPTION OF WORK & INTENDED USE SFR  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 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 B 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 \_\_\_\_\_ Date 7/8/04  
 Department Approval \_\_\_\_\_ Date 7/16/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17480</u>
Utility Accounting	_____		Date <u>7-15-04</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)

- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
  - WALLS ARE DRAWN AS 3'-1/2" THICK FOR 2x4 WALLS AND 5'-1/2" FOR 2x6 WALLS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

# COLONIAL HEIGHTS SUBDIVISION

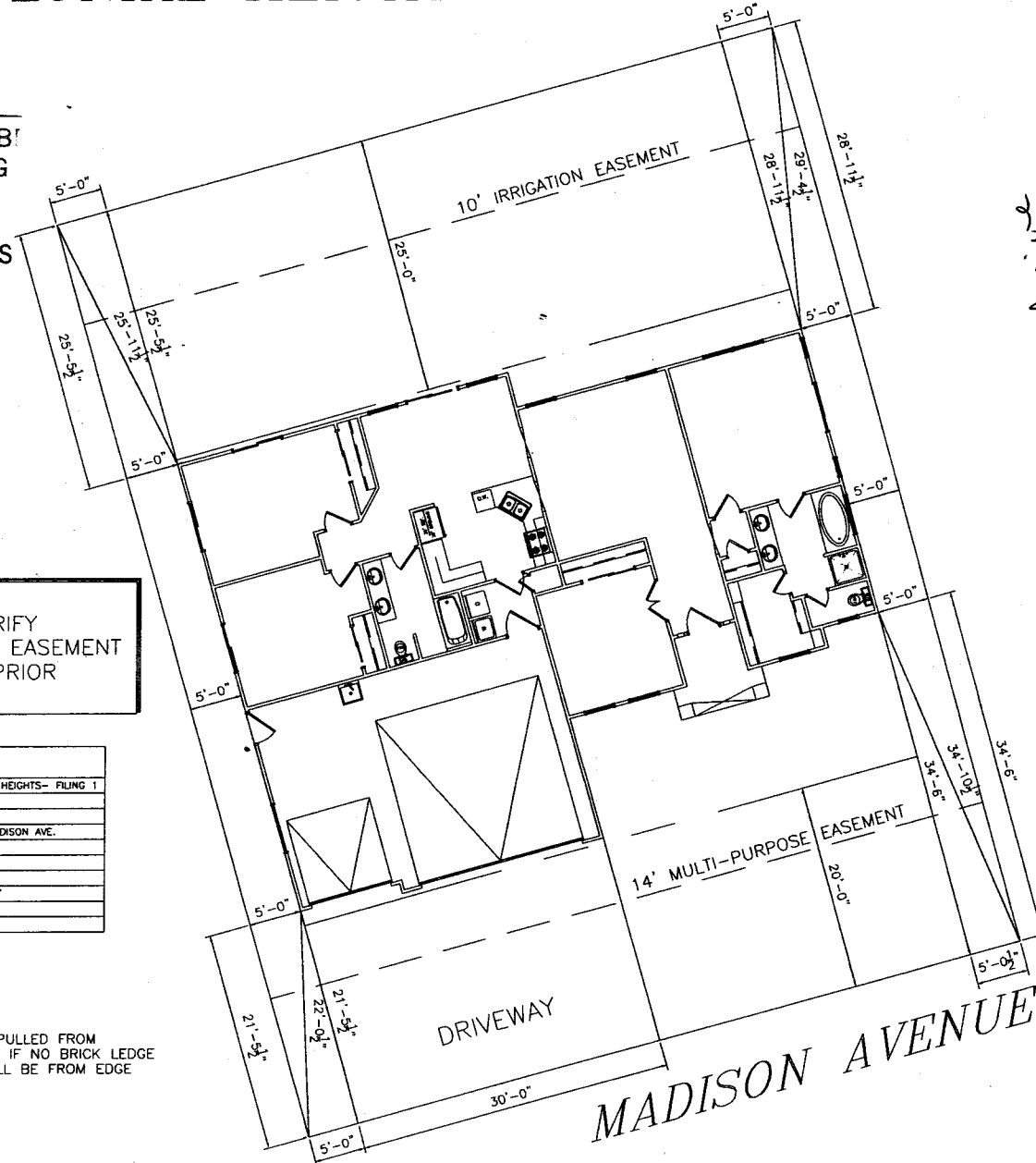
ACCEPTED CKA 7/15/04  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*drive over 7/15/04*

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

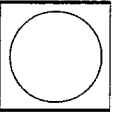
SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 1
LOT NUMBER	19
BLOCK NUMBER	4
STREET ADDRESS	2518 MADISON AVE.
COUNTY	MESA
HOUSE LIVING SQ. FT.	1662 SF
LOT SIZE	6527 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

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



REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**Auto DRAFT**  
 COMPUTER AIDED DRAWINGS  
 GRAND JUNCTION, CO (970) 241-8782



TP BUILDERS  
 COLONIAL HEIGHTS BLOCK 4 LOT 19

DRAWN BY  
 AUTODRAFT  
 FILE NAME  
 CAD FILE  
 DATE  
 9-25-03  
 SCALE  
 1/4" = 1'-0"  
 SHEET  
**SHEET 1**