

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. \_\_\_\_\_

②



Your Bridge to a Better Community

BLDG ADDRESS 2519 Madison ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2337

TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2337

FILING 1 BLK 5 LOT 9 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) OWNER R&D Quality Builders NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 880 20 Road. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 234-0717 858-0717 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT R&D Quality Builders, LLC TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 880 20 Rd. FRUITA

(2) TELEPHONE 234-0717 858-0717

**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 2-19-04

Department Approval [Signature] Date 2/24/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>7030</u>
Utility Accounting <u>Katzeburg</u>	Date <u>2/24/04</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)

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

# COLONIAL HEIGHTS SUBDIVISION

## MADISON AVENUE

**BLOCK 5**  
**LOT 9**  
 6743 SQ.FT.

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

2/24/14  
 ACCEPTED *Mary Hall*  
 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.

