

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 2522 Madison SQ. FT. OF PROPOSED BLDGS/ADDITION 2280
TAX SCHEDULE NO. 2945-032-90-021 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2280
FILING 1 BLK 4 LOT 21 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER TP Construction NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS Box 55063 / 81505 USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 970 201 8186 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
(2) APPLICANT TP Const TYPE OF HOME PROPOSED:
(2) ADDRESS Box 55068 / 81505 Site Built Manufactured Home (UBC)
(2) TELEPHONE 970 201 8186 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 35' Special Conditions Approval Ltr required from Lic. Eng.
CENSUS B 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).

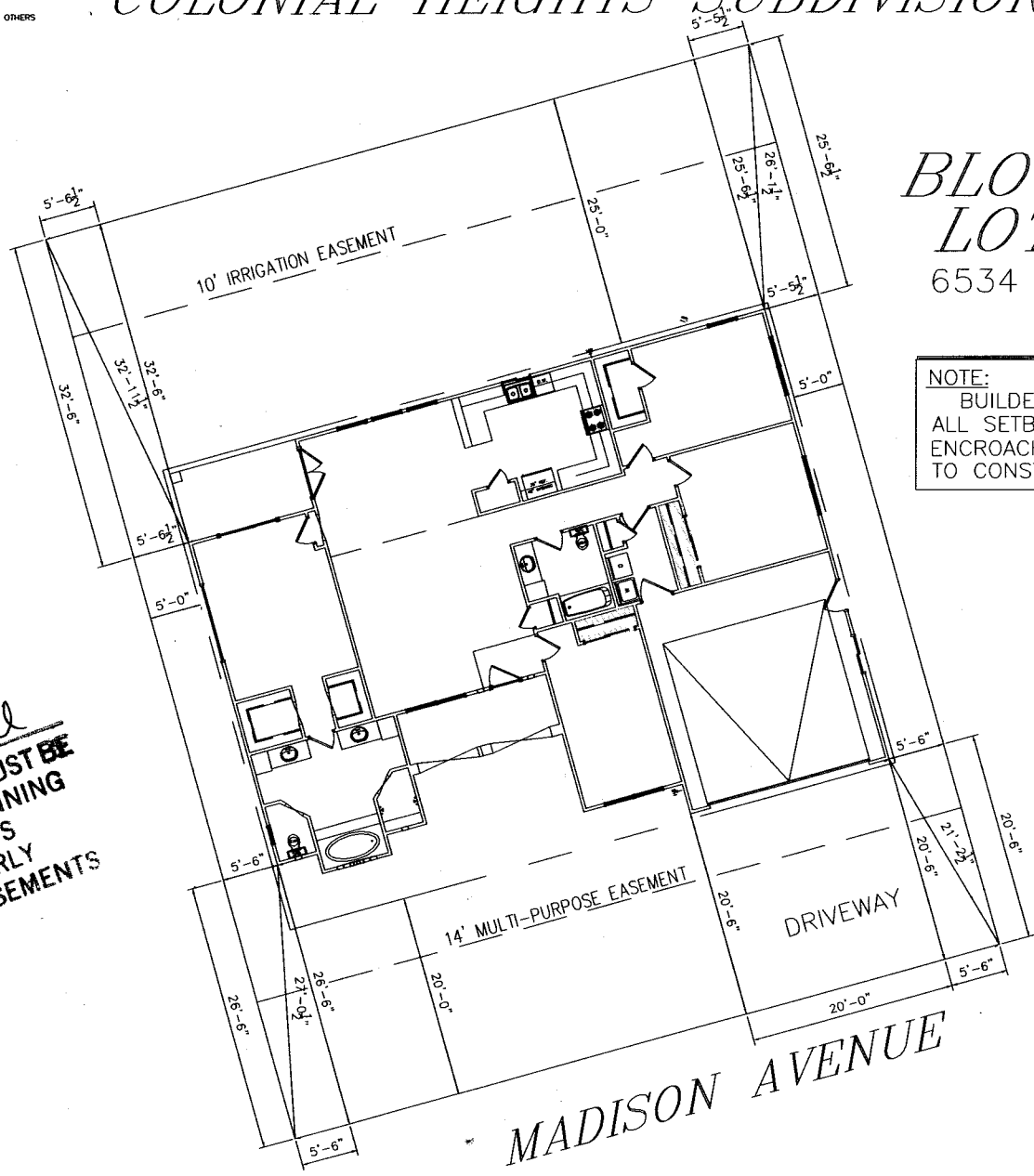
Applicant Signature [Signature] Date 1/28/04
Department Approval NA Jay Hall Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>16988</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/</u>		

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

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

COLONIAL HEIGHTS SUBDIVISION



**BLOCK 4
LOT 21**
6534 SQ.FT.

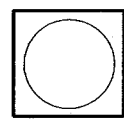
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

2/2/04
C. J. Hall
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.

oh
W
1/29/04

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



TP BUILDERS
COLONIAL HEIGHTS BLOCK 4 LOT 21

Drawn BY
AUTODRAFT
FILE NAME
CAD FILE
DATE
7-7-03
SCALE
1/4" = 1'-0"
SHEET
SHEET 1