

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
 House 1853

BLDG ADDRESS 2523 Madison ave SQ. FT. OF PROPOSED BLDGS/ADDITION 684 GARAGE

TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 1853 / 684 = 2537

FILING 1 BLK 5 LOT 11 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

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

(1) ADDRESS 880 20 Rd. 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 81521

(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 R1LF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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

CENSUS B TRAFFIC LC Eng 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 2/3/04

Department Approval NA Clay Hall Date 2/3/04

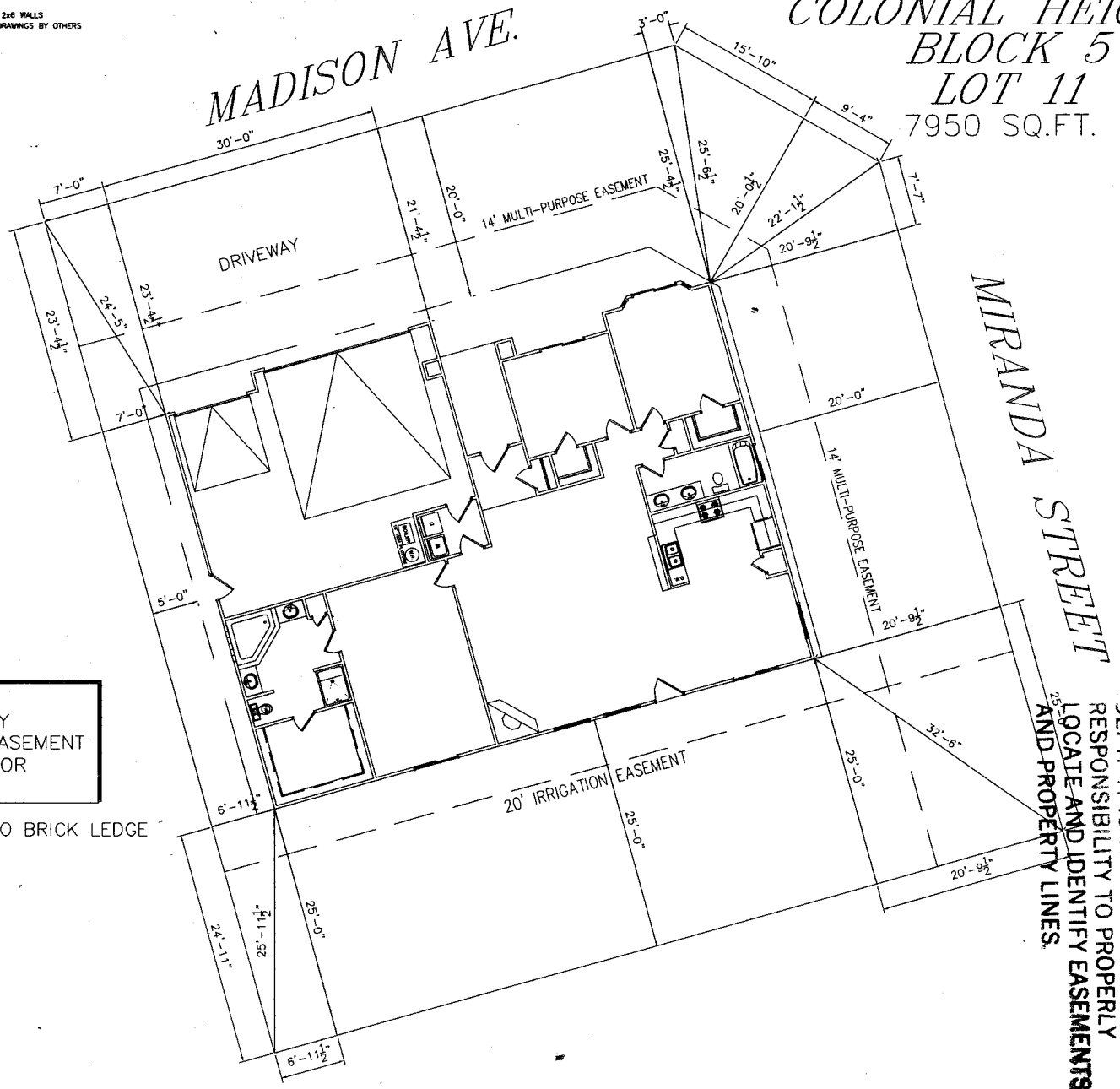
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>6992</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/3/04</u>

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)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE 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
 BLOCK 5
 LOT 11
 7950 SQ.FT.



1/29/04
 [Handwritten initials]

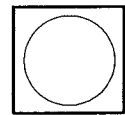
NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

**DIMENSIONS PULLED TO BRICK LEDGE - SEE PLAN

ACCEPTED [Signature] 2/3/04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

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



R & D QUAD BUILDERS
 COLONIAL HEIGHTS BLOCK 5 LOT 11

DRAWN BY
 AUTODRAFT
 FILE NAME
 CAD FILE
 DATE
 7-9-03
 SCALE
 3/16" = 1'-0"
 SHEET
SHEET 5