

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 686 Miranda SQ. FT. OF PROPOSED BLDGS/ADDITION 2410
 TAX SCHEDULE NO. 2945-032-98-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2410
 FILING 2 BLK 5 LOT 4 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 8184 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT TP Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS Box 55063 / 81505 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970 201 8184 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 Letter from Lic
 CENSUS B TRAFFIC 1st Eng required 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).

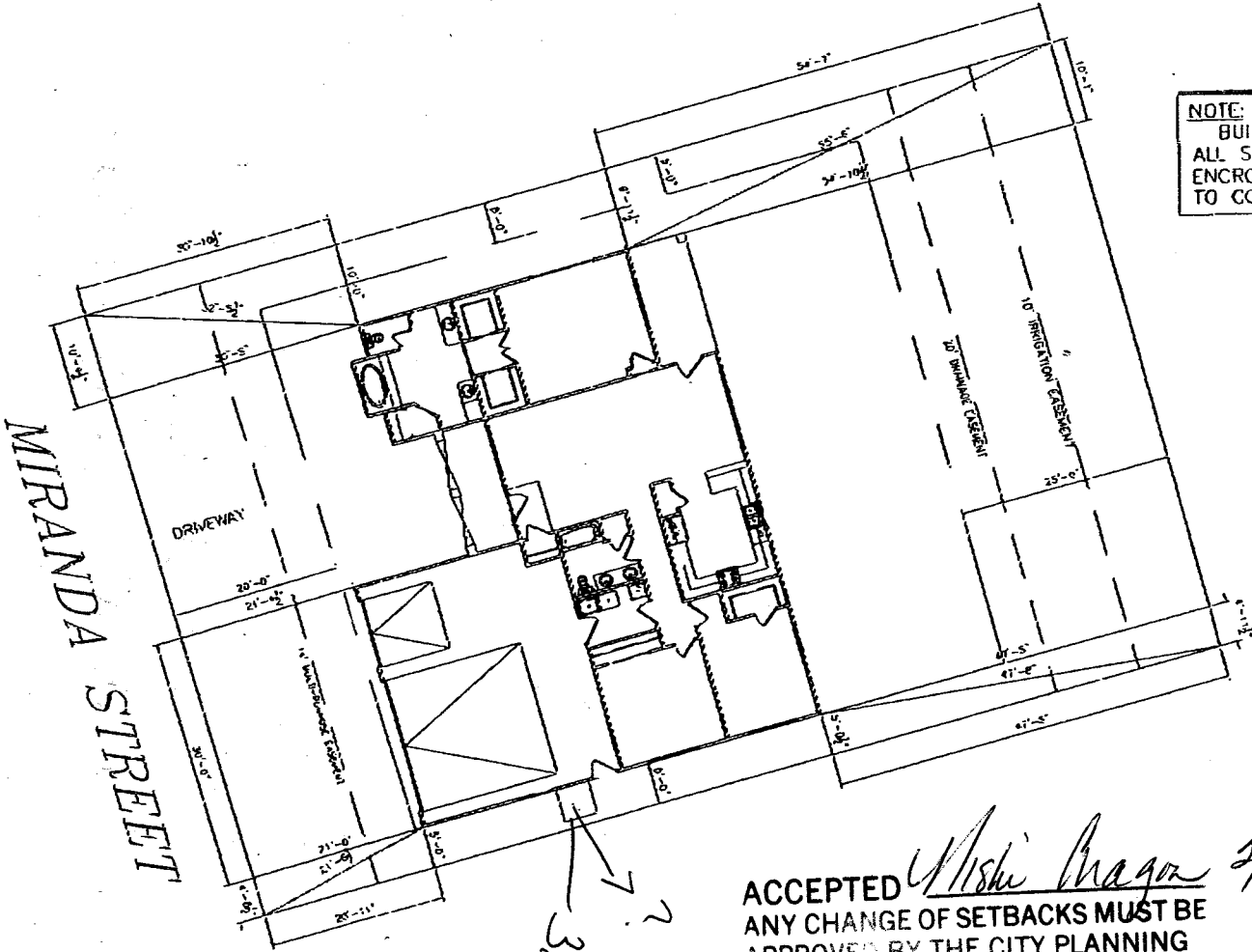
Applicant Signature [Signature] Date 4/25/04
 Department Approval [Signature] Date 5/6/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17220</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5-6-04</u>

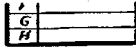
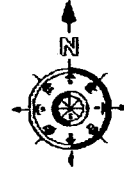
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

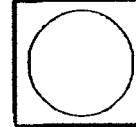
COLONIAL HEIGHTS



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



AUTODRAFT
 CONSTRUCTION AND ESTIMATING
 GRAND JUNCTION, CO (970) 241-0799



TP CONSTRUCTION
THE HENSEL RESIDENCE

ACCEPTED *Mishi Nagor 5/6/04*
 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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS PL. 2
LOT NUMBER	4
BLOCK NUMBER	5
STREET ADDRESS	1 BIRKWOOD ST.
COUNTY	WESA
PARCELS SQ. FT.	1696
LOT SIZE	88'3" X 69'
SETBACKS LISTED:	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.

SCALE: 1/8" = 1'-0"

Drawn by
AUTODRAFT
 FILE NAME
 10-27-03
 1/8" = 1'-0"
SHEET 1

one
Drivers

3x3
Ac Pad
for