

FEE \$ 70.00  
 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

Building Address 688 MIRANDA  
 Parcel No. 2945-032-98-003  
 Subdivision Colonial Heights  
 Filing 2 Block 5 Lot 3

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 26687  
 Sq. Ft. of Lot / Parcel 8927  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Sunshine II  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SUNSHINE II  
 Address 2350 G ROAD  
 City / State / Zip GJ CO 81505  
 Telephone 255-8853

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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   
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District "B" Driveway Location Approval W Ltr from lic eng req'd  
 (Engineer's Initials) Expiration date 6-2-05

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).

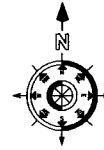
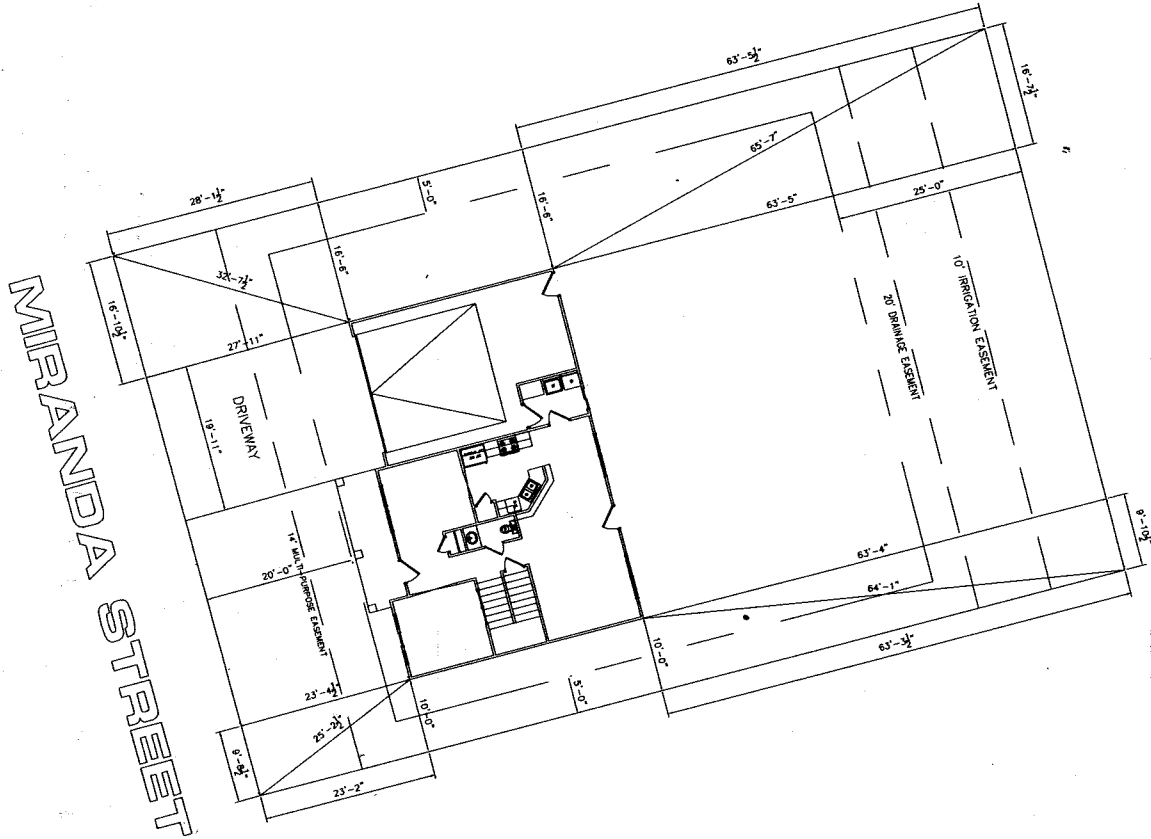
Applicant Signature [Signature] Date 6/9/04  
 Department Approval [Signature] Date 7-26-04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 7514  
 Utility Accounting [Signature] Date 7/26/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 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 PRIOR TO CONSTRUCTION.  
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 OWNER OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 THIS HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR RECORDING DATA.

7-26-04  
 Accepted  
 Douglas Henderson  
 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.



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

| SITE PLAN INFORMATION |                            |
|-----------------------|----------------------------|
| SUBDIVISION NAME      | COLONIAL HEIGHTS- FILING 2 |
| LOT NUMBER            | 3                          |
| BLOCK NUMBER          | 5                          |
| STREET ADDRESS        | 888 MIRANDA STREET         |
| COUNTY                | MESA                       |
| HOUSE LIVING SQ. FT.  | 2162 SF                    |
| LOT SIZE              | 8927 SF                    |
| FRONT SETBACK         | 30'                        |
| SIDES SETBACK         | 5'                         |
| REAR SETBACK          | 25'                        |

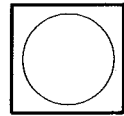
NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SCALE: N.T.S.

all  
 6/10/04

| REVISIONS |  |
|-----------|--|
| A         |  |
| B         |  |
| C         |  |
| D         |  |
| E         |  |
| F         |  |
| G         |  |
| H         |  |

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



THE VOSS RESIDENCE  
 SITE PLAN  
 COLONIAL HEIGHTS- FILING 2, BLOCK 5, LOT 3

|           |              |
|-----------|--------------|
| DRAWN BY  | AUTODRAFT    |
| FILE NAME |              |
| DATE      | 5-7-04       |
| SCALE     | 1/8" = 1'-0" |
| SHEET     | 5            |