

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

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

Building Address 685 Polk CT  
 Parcel No. 0945-092-94-004  
 Subdivision COLONIAL HEIGHTS  
 Filing 2 Block 1 Lot 4

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2290  
 Sq. Ft. of Lot / Parcel 6501  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2290

**OWNER INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jet, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jet, CO 81505  
 Telephone 970-255-8853

**\*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  
 SETBACKS: Front 20'/25' from property line (PL)  
 Side 5'/3' from PL Rear 25'/5' from PL  
 Maximum Height of Structure(s) 35'  
 Voting District B Driveway Location Approval EH  
 (Engineer's Initials)

Maximum coverage of lot by structures 60%  
 Permanent Foundation Required: YES  NO   
 Parking Requirement 2  
 Special Conditions Ltr from lic Eng req'd

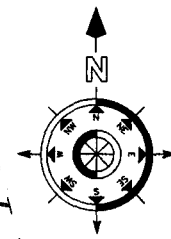
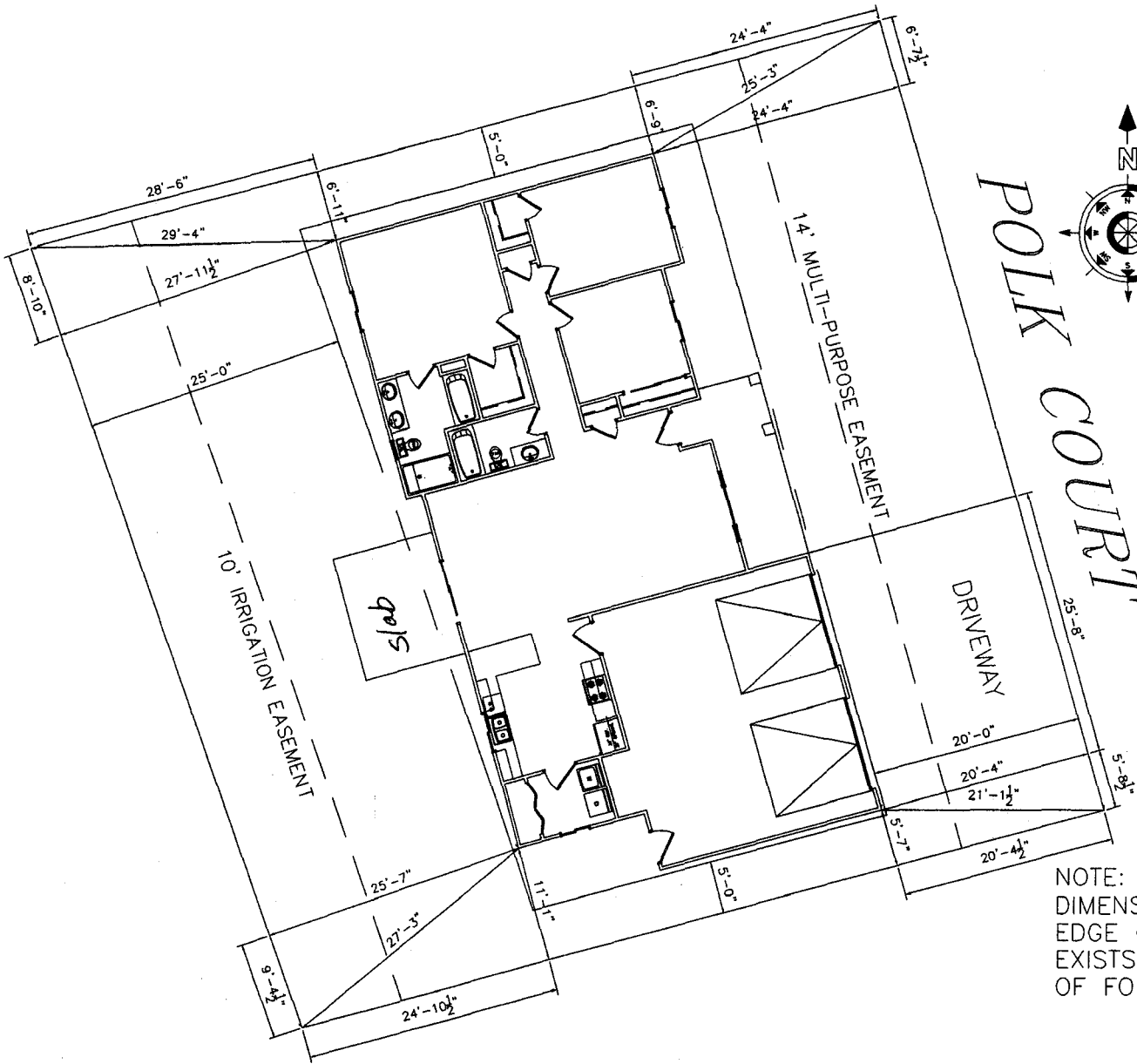
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12/9/04  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17816</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/28/04</u>		

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)



drive  
or  
on  
12/9/04

DRIVE OK  
SH  
12/22/04

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

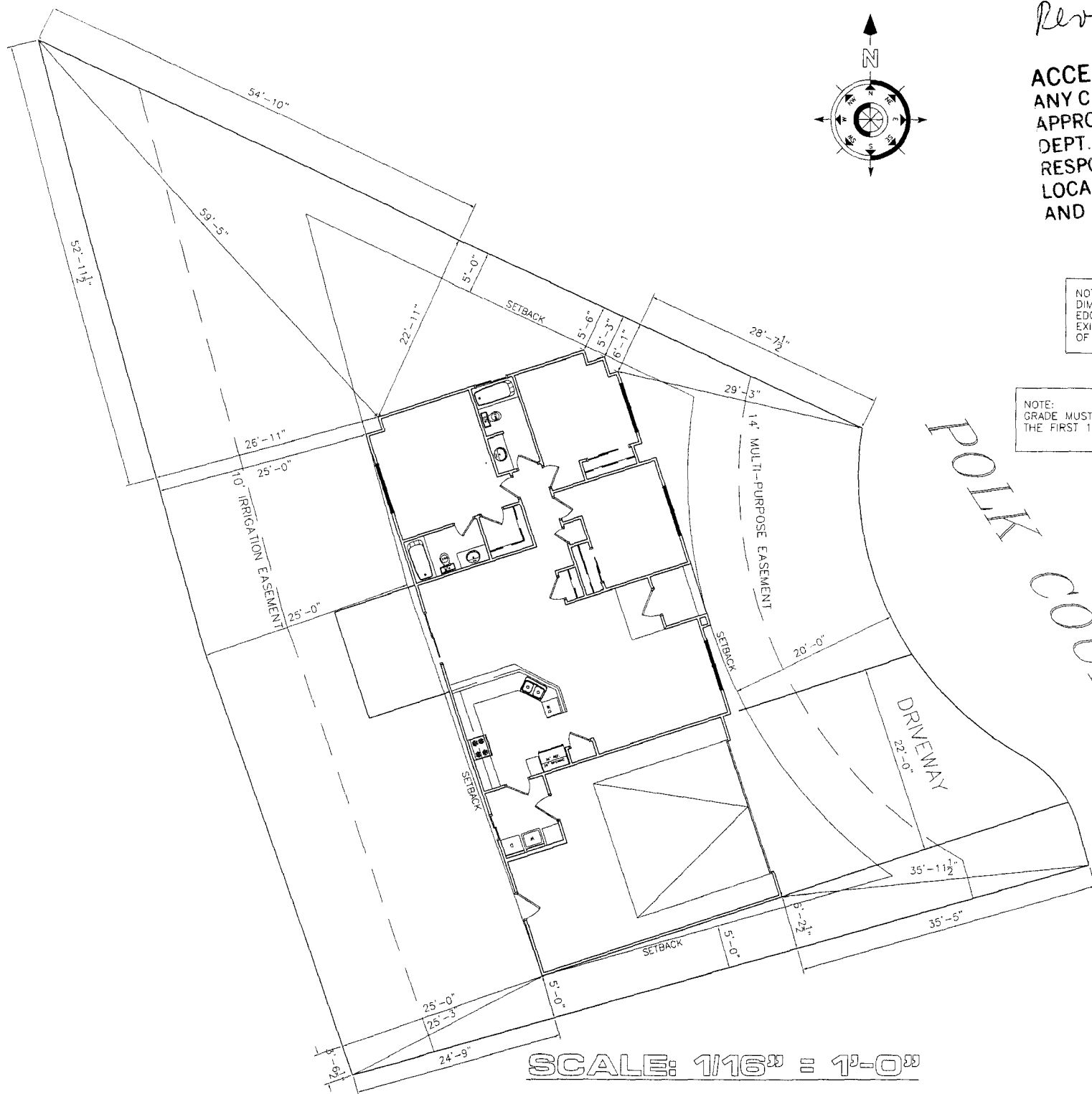
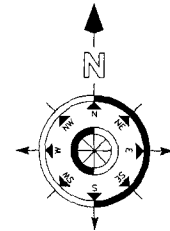
SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS-
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	685 POLK CT.
COUNTY	MESA
HOUSE SQ. FT.	1460 SF
LOT SIZE	6501 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

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

**SCALE: 1/16" = 1'-0"**

ACCEPTED *W/Steve Moore 12/27/04*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANTS  
MUST LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Revised 6/17/05  
 ACCEPTED C. Faye 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.



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

NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	6
BLOCK NUMBER	1
STREET ADDRESS	685 POLK CT.
COUNTY	MESA
HOUSE SQ. FT.	1428 SF
GARAGE SQ. FT.	586 SF
LOT SIZE	7423 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

SCALE: 1/16" = 1'-0"