

|        |        |
|--------|--------|
| FEE \$ | 70.00  |
| TCP \$ | 0      |
| SIF \$ | 292.00 |

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

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

Building Address 2522 Van Buren  
 Parcel No. 2945-032-99-032  
 Subdivision Colonial Heights  
 Filing 3 Block 1 Lot 32

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2938  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 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.**

|   |  |
|---|--|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |  |
| ZONE <u>RMF-5</u>   | Maximum coverage of lot by structures <u>60%</u>   |
| SETBACKS: Front <u>20'/25'</u> from property line (PL)                        | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL                          | Parking Requirement <u>2</u>   |
| Maximum Height of Structure(s) <u>35</u>                                      | Special Conditions _____   |
| Voting District <u>B</u>  | Driveway Location Approval <u>CU</u> <u>Ltr from licensed eng req'd</u><br>(Engineer's Initials)   |

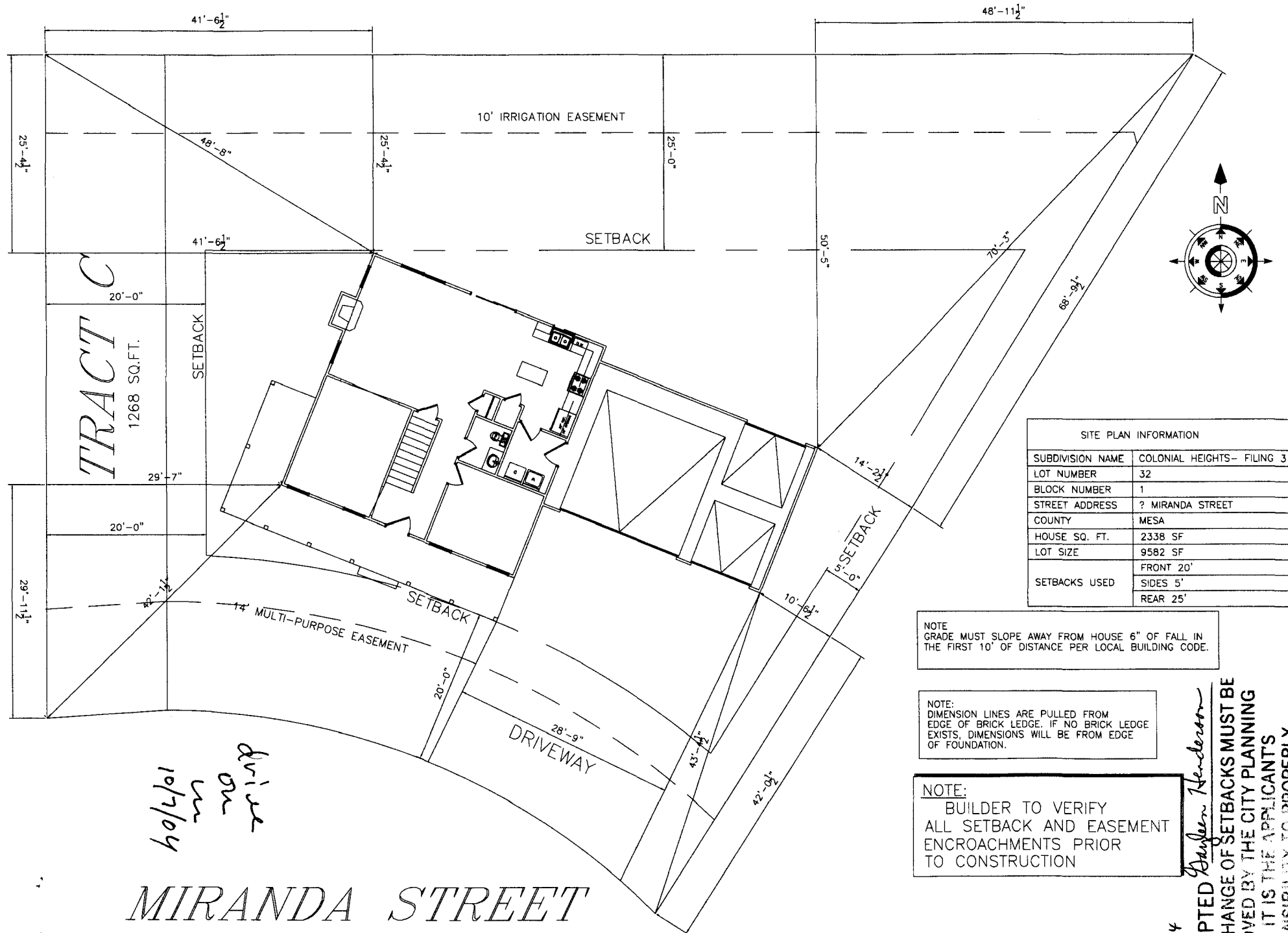
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 10/4/04  
 Department Approval [Signature] Date 10-12-04

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>17660</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>10-12-04</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)



| SITE PLAN INFORMATION |                            |
|-----------------------|----------------------------|
| SUBDIVISION NAME      | COLONIAL HEIGHTS- FILING 3 |
| LOT NUMBER            | 32                         |
| BLOCK NUMBER          | 1                          |
| STREET ADDRESS        | ? MIRANDA STREET           |
| COUNTY                | MESA                       |
| HOUSE SQ. FT.         | 2338 SF                    |
| LOT SIZE              | 9582 SF                    |
| SETBACKS USED         | FRONT 20'                  |
|                       | SIDES 5'                   |
|                       | REAR 25'                   |

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

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

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

*drive on 10/7/04*

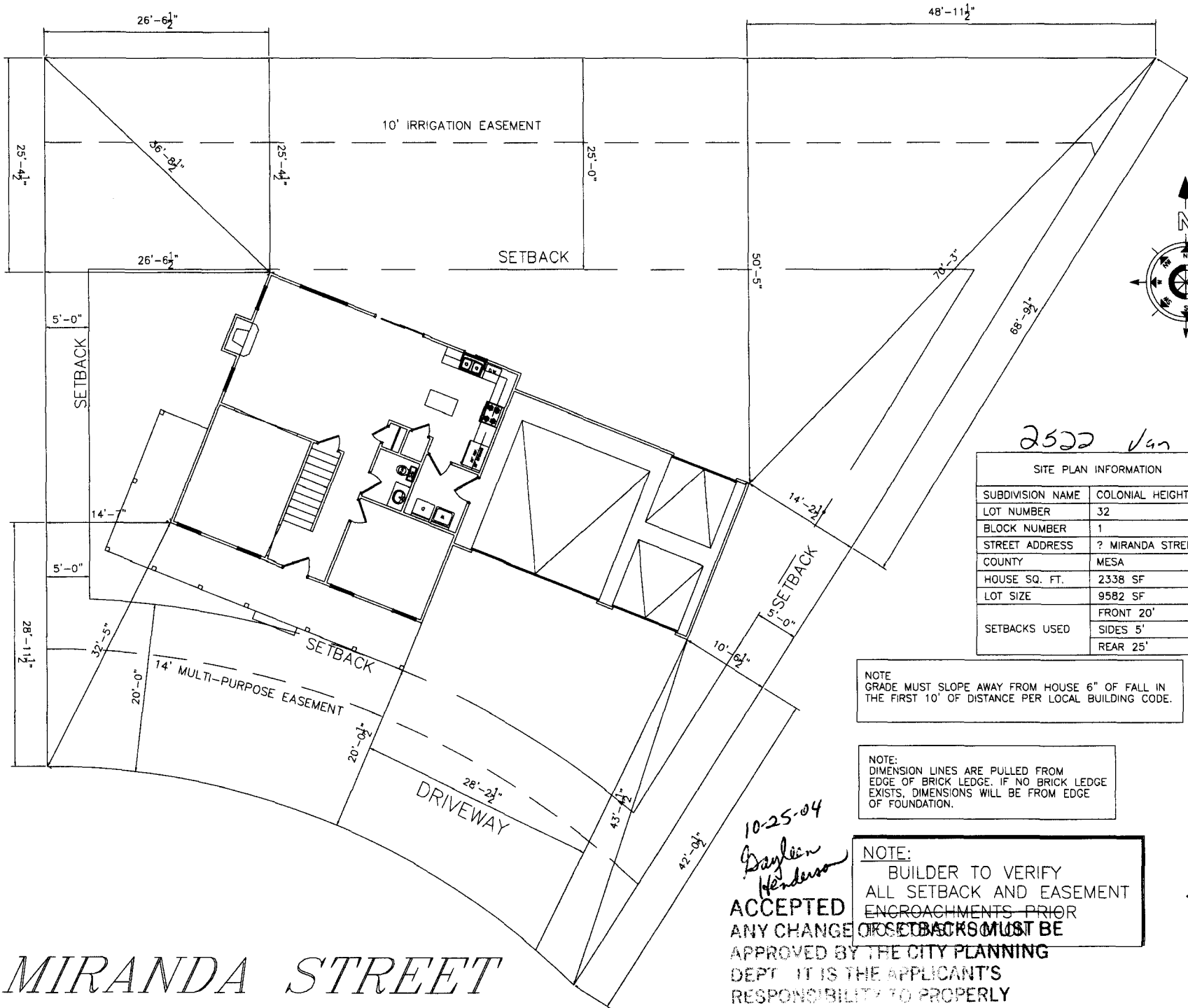
MIRANDA STREET

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

10-12-04

*Dan Jensen Henderson*

ACCEPTED  
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.



2522 Van Buren

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10-25-04  
 Gayle Henderson

drive  
 our  
 we  
 10/25/04

MIRANDA STREET

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