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PLANNING CLEARANCE

BLDG	PERMIT NO.	

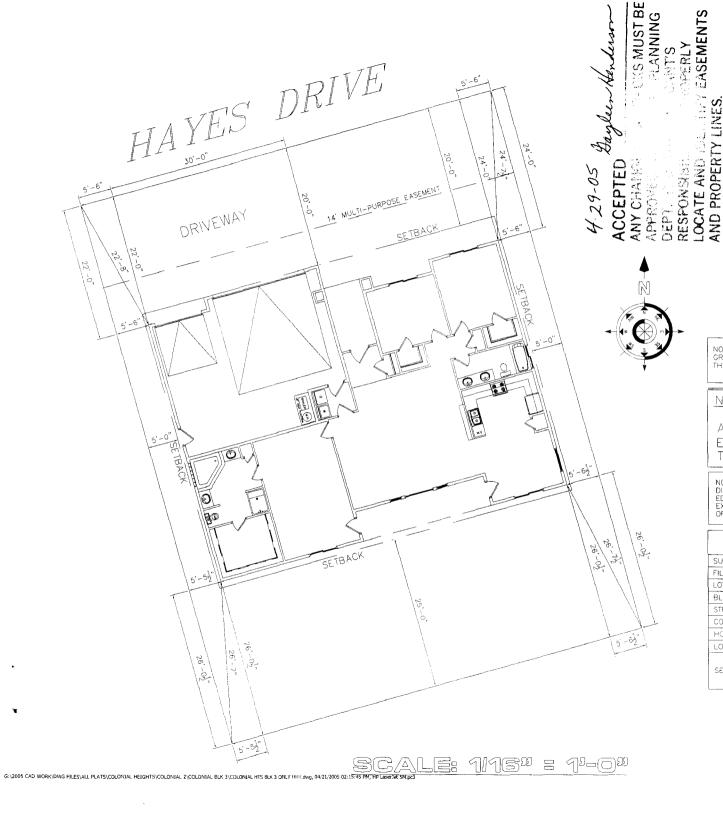
(Single Family Residential and Accessory Structures)

Community Development Department

/ / //	
Building Address 2519 Hayes Au	No. of Existing Bldgs No. Proposed
Parcel No. 2945-032-80-114	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 2420
Subdivision Colonial Heights	Sq. Ft. of Lot / Parcel
Filing 2 Block 3 Lot 9	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	
Name RED Quality Builders, uc	DESCRIPTION OF WORK & INTENDED USE:
Address 880 20 Rd.	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip Fruita; CO 81521	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
	Site Built Manufactured Home (UBC)
Name RED Quality Buildows, UC	Manufactured Home (HUD) Other (please specify):
Address <u>880 20 Rd.</u>	
City/State/Zip Fruta, CO 81521	NOTES:
Telephone <u>234-07/7</u> 858-07/7	
	risting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COMM	IUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-5	
•	Maximum coverage of lot by structures 60% Permanent Foundation Required: YES V NO
Side 5' from PL Rear 25' from PL	Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) Side 5' from PL Rear 25' from PL	Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) Side 5' from PL Rear 25' from PL Maximum Height of Structure(s) 35'	Maximum coverage of lot by structures
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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)



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

NOTE:

BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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

SUBDIVISION NAME	COLONIAL HEIGHTS
FILING #	2
LOT NUMBER	9
BLOCK NUMBER	3
STREET ADDRESS	2519 HAYES DRIVE
COUNTY	MESA
HOUSE SQ. FT.	1737 SF
LOT SIZE	6534 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'