

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

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

BLDG PERMIT NO. 88038-50/30

Building Address 2502 MADISON
 Parcel No. 7945-032-90-011
 Subdivision Colonial Height
 Filing 1 Block 4 Lot 11

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2064 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name TERRY FITCH
 Address 2502 MADISON
 City / State / Zip GRAND JCT

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): DETACHED PATIO COVER

APPLICANT INFORMATION:

Name ROBERT BOOS
 Address 1111 BLACKBRIDGE DR
 City / State / Zip FRUITA, CO 81521
 Telephone 970-858-6544

***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 <u>R-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 <u>/</u> NO _____
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	<u>Detached patio cover</u>
Driveway Location Approval _____ (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).

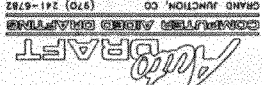
Applicant Signature Robert Boos Date 1-31-08

Department Approval Gayleen Henderson Date 1-31-08

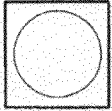
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>1-31-08</u>	Date _____		

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)

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



 GRAND JUNCTION, CO (970) 241-9782

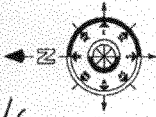


THE FITCH RESIDENCE
 COLONIAL HEIGHTS BLOCK 4 LOT 11

PROJECT NO.	11-00
AUTOCAD FILE	11-00.dwg
DWG FILE	11-00.dwg
DATE	3-15-04
SCALE	3/16" = 1'-0"

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

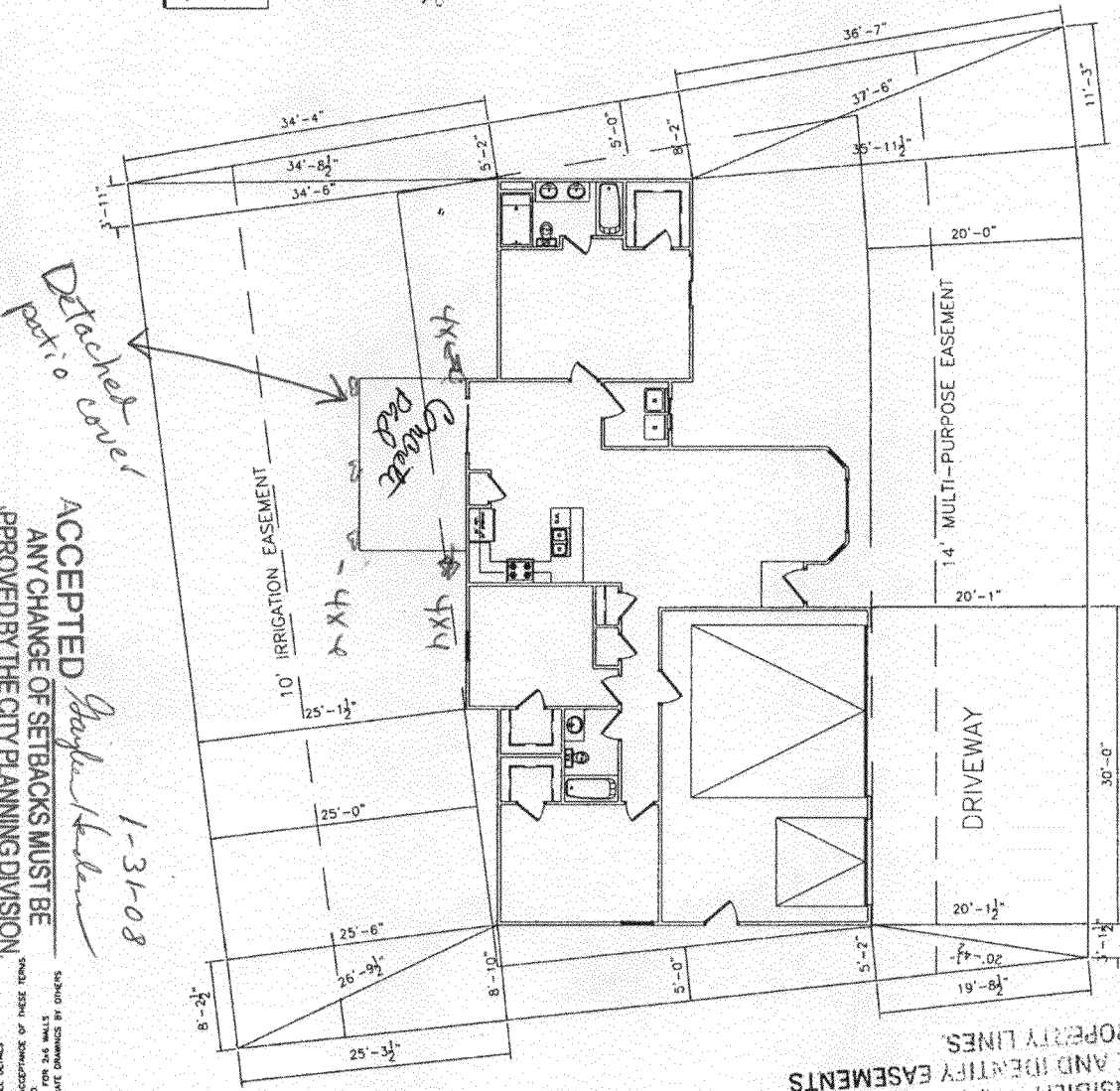
ds
 3/30/04



2502 Madison

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS - FLIND
LOT NUMBER	11
BLOCK NUMBER	4
STREET ADDRESS	2
COUNTY	DELAWARE
HOUSE LIVING SQ. FT.	1,878 SF
LOT SIZE	7,156 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 35'

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



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

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BUILDER OR OWNER TO VERIFY ALL DETAILS
 INDICATED ON THIS DRAWING. ACCEPTANCE OF THESE TERMS
 SHALL CONSTITUTE ACCEPTANCE OF THESE TERMS.
 THIS DRAWING IS FOR 24" WALLS AND 3"-1/2" FOR 24" WALLS
 EXCEPT WHERE NOTED OTHERWISE. SEE SEPARATE DRAWINGS BY OTHERS