

1419 MONROE SL

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

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

BLDG PERMIT NO. 898021



Your Bridge to a Better Community

BLDG ADDRESS 2501 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 1419  
 TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Colonial TOTAL SQ. FT. OF EXISTING & PROPOSED 1419 + 561  
 FILING 2 BLK 4 LOT 1 NO. OF DWELLING UNITS: 1980  
 Before: 0 After: 1 this Construction  
 (1) OWNER Sonshine II Const & Dev NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2350 G Rd USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family Home  
 (2) APPLICANT Sonshine II Const & Dev TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2350 G Rd  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 255-8853  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' "B" Special Conditions Ltr. lic eng req'd  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 7/21/03  
 Department Approval [Signature: Blt Gayle Henderson] Date 9-10-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>10537</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/10/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ARTHUR

PIERCE AVENUE C7

MONROE

LOT 1 BLOCK 4

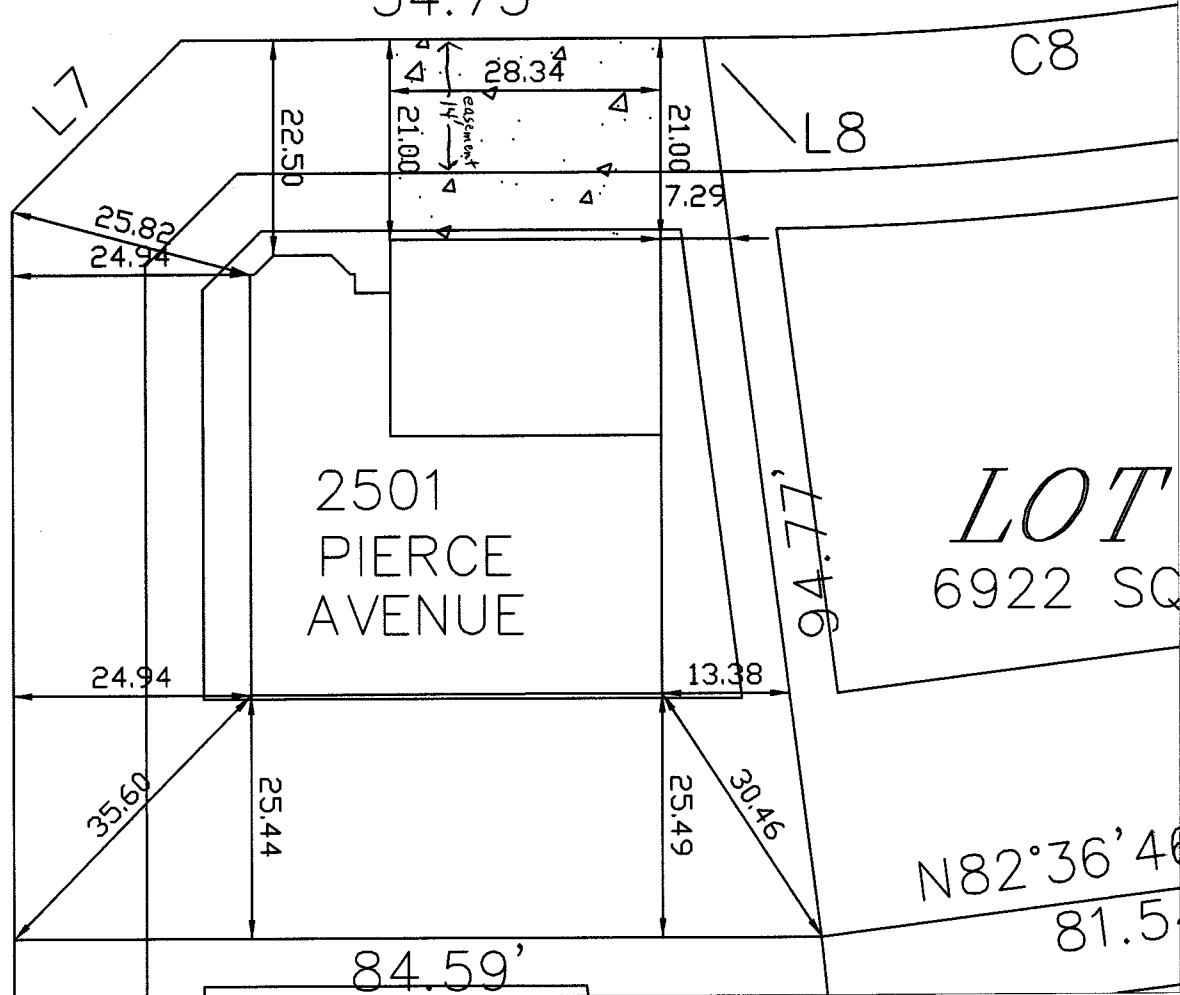
54.73'



1 = 20  
76.10' 20

69.00

00



C8

L8

LOT  
6922 SQ

N82°36'40"

81.5