

|                      |
|----------------------|
| FEE \$ <u>10.00</u>  |
| TCP \$ <u>500.00</u> |
| SIF \$ <u>292.00</u> |

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

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



Your Bridge to a Better Community

BLDG ADDRESS 2503 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 2236

TAX SCHEDULE NO. 2945-032-90-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2236

FILING 1 BLK 4 LOT 2 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: X 1 this Construction

(1) OWNER Sunshine II NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 2356 G Road USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 255 8853 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT Sunshine II TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2350 G Road

(2) TELEPHONE 255-8853

**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 Rmf5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Letter from Engineer

B CENSUS \_\_\_\_\_ TRAFFIC Required 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 12-22-03

Department Approval F.H. Baylen Henderson Date 12-31-03

|  |   |          |                     |
|--|---|----------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>6881</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>12/31/03</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)

# PIERCE

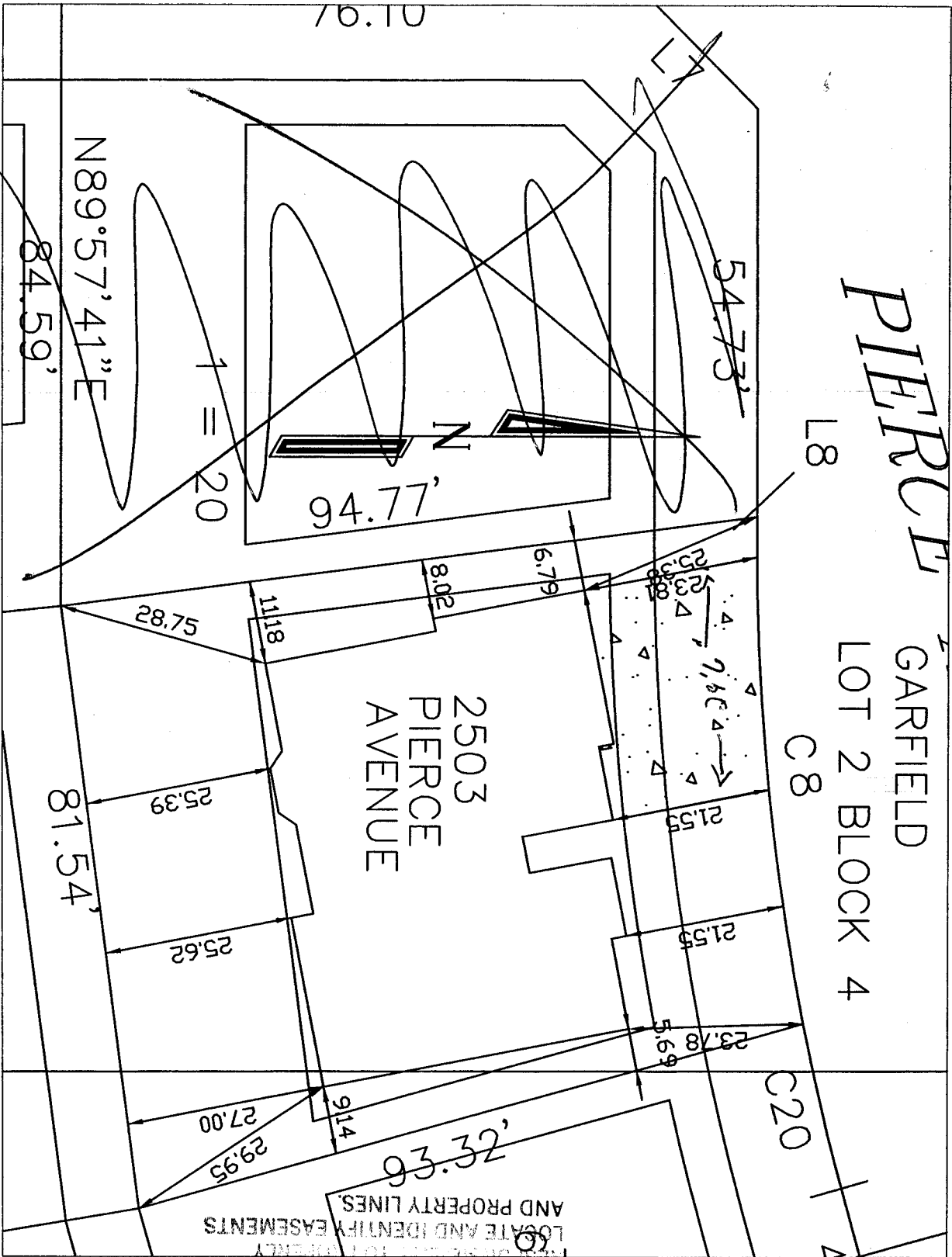
L8

GARFIELD

LOT 2 BLOCK 4

C8

C20



12-31-03  
ACCEPTED  
*Angela Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND APPROVED BY  
THE CITY PLANNING DEPARTMENT  
TO IDENTIFY EASEMENTS  
AND PROPERTY LINES.