

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 2506 Pierce Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2320  
 TAX SCHEDULE NO. 2945-032-88-005 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2320  
 FILING 4 BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER TP Construction NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS Box 5506 3/65 81525 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 970-201-8186 DESCRIPTION OF WORK & INTENDED USE Single Family Home  
 (2) APPLICANT TP Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS Box 5506 3/65 81525  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970 201 8186 \_\_\_\_\_ 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' Special Conditions \_\_\_\_\_  
 CENSUS B 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 12/15/03  
 Department Approval [Signature] Date 12/15/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16824</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/15/03</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)

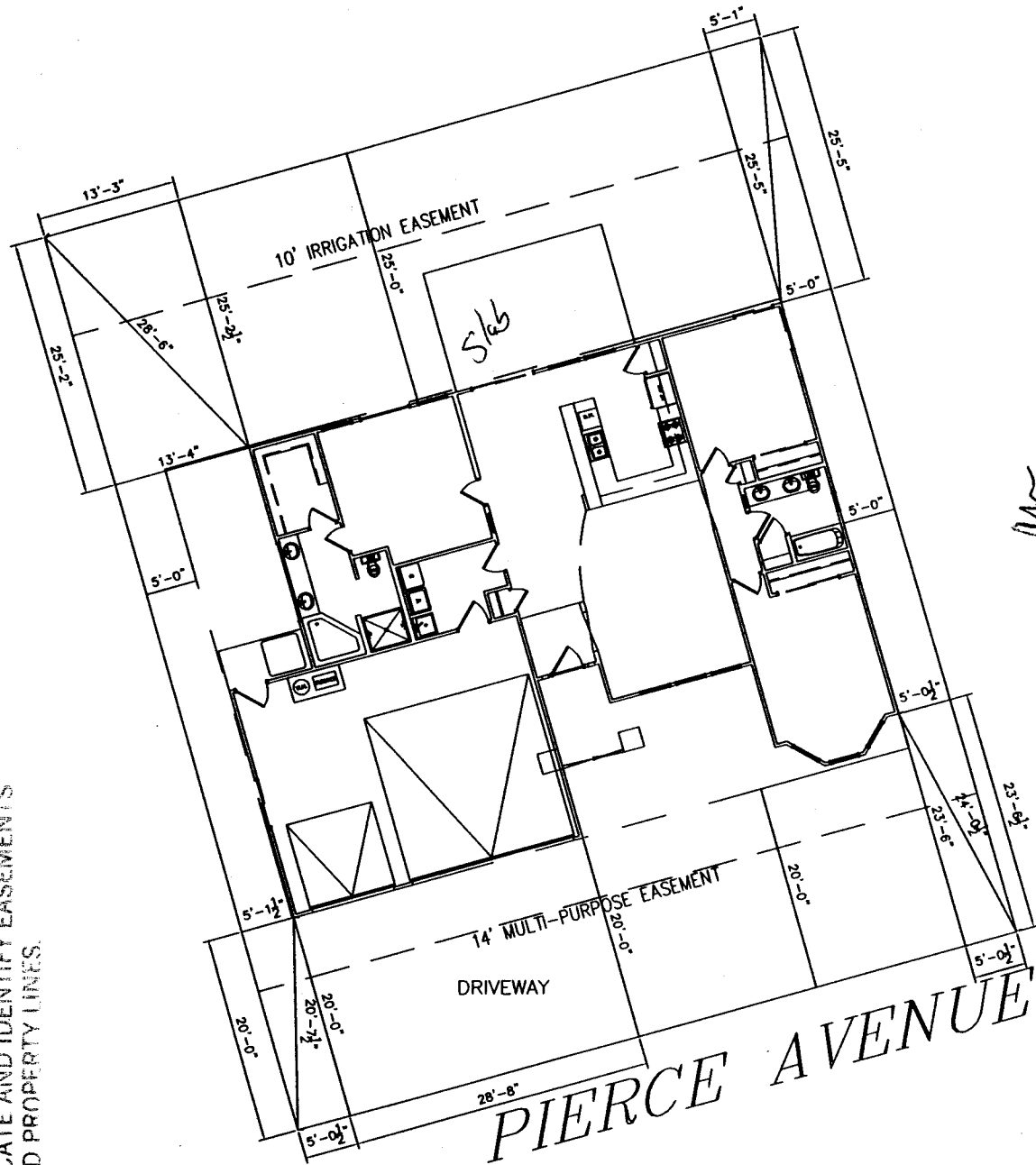
RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS BEFORE CONSTRUCTION.  
 1. PLUMB CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 THIS IS TO FACE OF STUD UNLESS OTHERWISE NOTED.  
 JOINTS AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS  
 HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
 FOR DATA.

# COLONIAL HEIGHTS SUBDIVISION

**BLOCK 2**  
**LOT 5**  
 6509 SQ.FT.

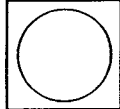
**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

ACCEPTED *Alisa* 11/12/03  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



REVISIONS	
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**AUTODRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782



**TP BUILDERS**  
**COLONIAL HEIGHTS BLOCK 2 LOT 5**

DRAWN BY  
 AUTODRAFT  
 NOT FOR  
 CAD FILE  
 8-6-03  
 3/16" = 1'-0"  
**SHEET 1**