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

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

BLDG PERMIT NO. _____



1650 # House
 586 # Garage

BLDG ADDRESS 2507 Pierce Ave
~~2445-032-00-114~~ parent parcel
 TAX SCHEDULE NO. 199
~~2445-032-90-004~~
 SUBDIVISION COLONIAL HEIGHTS
 FILING 1 BLK 4 LOT 4
 (1) OWNER SUNSHINE II
 (1) ADDRESS 2350 G ROAD
 (1) TELEPHONE 255-8853
 (2) APPLICANT SUNSHINE II
 (2) ADDRESS 2350 G ROAD
 (2) TELEPHONE 255-8853

SQ. FT. OF PROPOSED BLDGS/ADDITION _____
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2236 #
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE SINGLE Family
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions Approval Ltr from Lic Eng.
 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 5/2/03
 Department Approval [Signature] Date 6/10/03

| | | | |
|--|---|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>16859</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>12/29/03</u> | | |

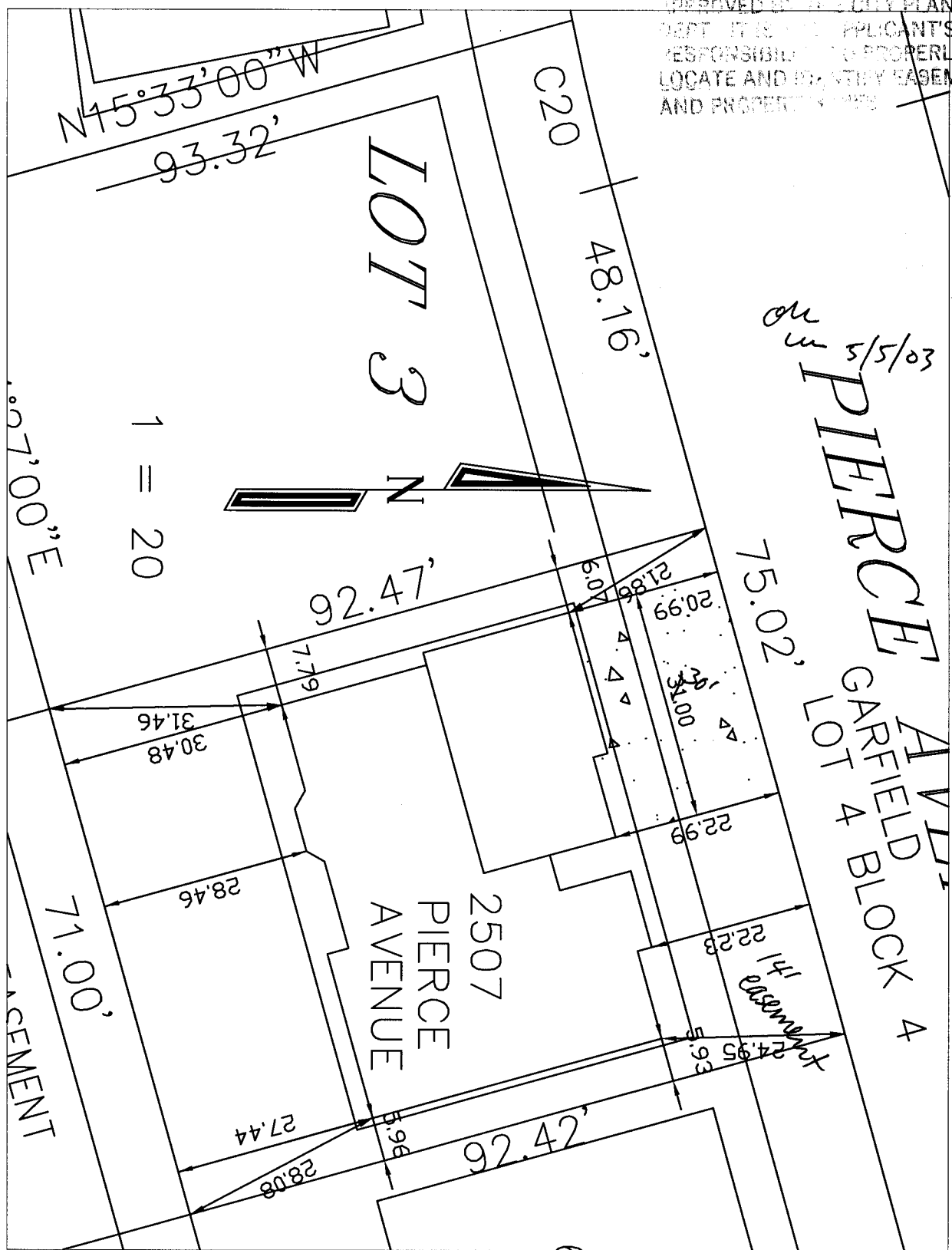
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

12-29-03

ACCEPTED *Daylean Henderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



on
in 5/5/03

PIERCE AVENUE
LOT 4 BLOCK 4

71.00' E

1" = 20'

LOT 3

2507

PIERCE AVENUE

EASEMENT

14' EASEMENT

C20

48.16'

75.02'

N45°33'00" W

93.32'

92.47'

31.46'

28.46'

27.44'

28.08'

92.42'

22.99'

22.28'

24.95'

6.00'

21.86'

20.99'

31.00'

5.94'