

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2504 Pierce Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2320
 TAX SCHEDULE NO. 2945-032-88-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2320
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 6 After: 1 this Construction
 (1) OWNER TP Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Box 55063 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970 201 8186 DESCRIPTION OF WORK & INTENDED USE Single Family Home
 (2) APPLICANT TP Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 65 CO 81505 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970 201 8186 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 B Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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 10/15/03
 Department Approval [Signature] Date 10/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>166675</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/28/03</u>

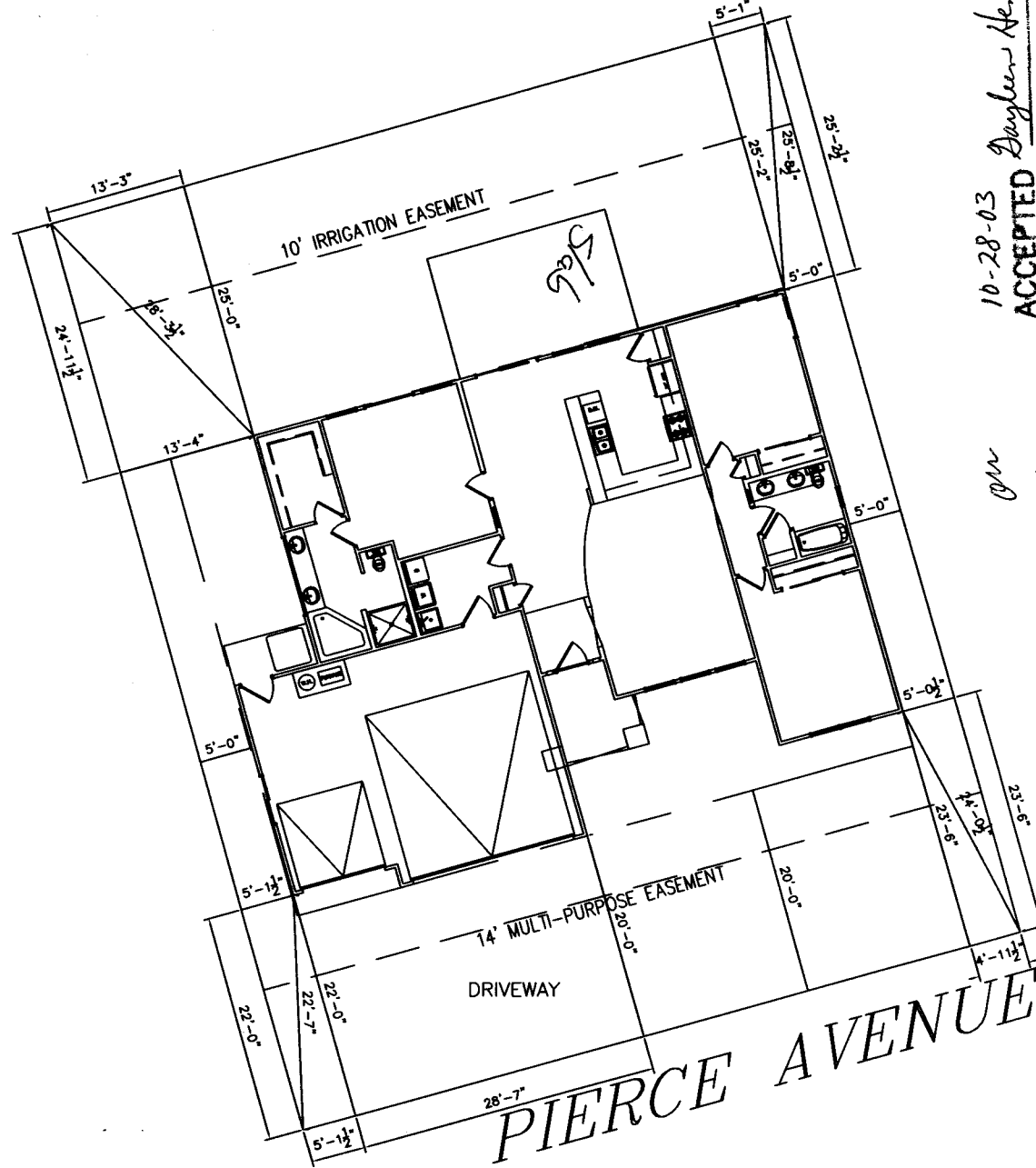
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 WE DRAWN AT 3/16" THICK FOR 2x4 WALLS AND 5/16" FOR 2x6 WALLS.
 AN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

COLONIAL HEIGHTS SUBDIVISION

BLOCK 2
LOT 6
 6512 SQ.FT.

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

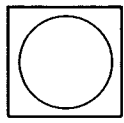


10-28-03 *Daylene Henderson*
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

pm
w
 10/20/03

REVISIONS	
NO.	DESCRIPTION

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-9722



TP BUILDERS
COLONIAL HEIGHTS BLOCK 2 LOT 6

DRAWN BY
AUTODRAFT
 FILE NAME
CAD FILE
 DATE
8-6-03
 SCALE
3/16" = 1'-0"
SHEET 1