

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

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BLDG ADDRESS 2509 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 2361  
 TAX SCHEDULE NO. 2445-032-90-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION COGNAC HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 2361  
 FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER SOUNDWAVE II  
 (1) ADDRESS 2350 B ROAD USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE Single Family  
 (2) APPLICANT SOUNDWAVE II TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2350 B ROAD  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 6090  
 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 \_\_\_\_\_  
B 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 12-22-03  
 Department Approval [Signature] Date 12-31-03

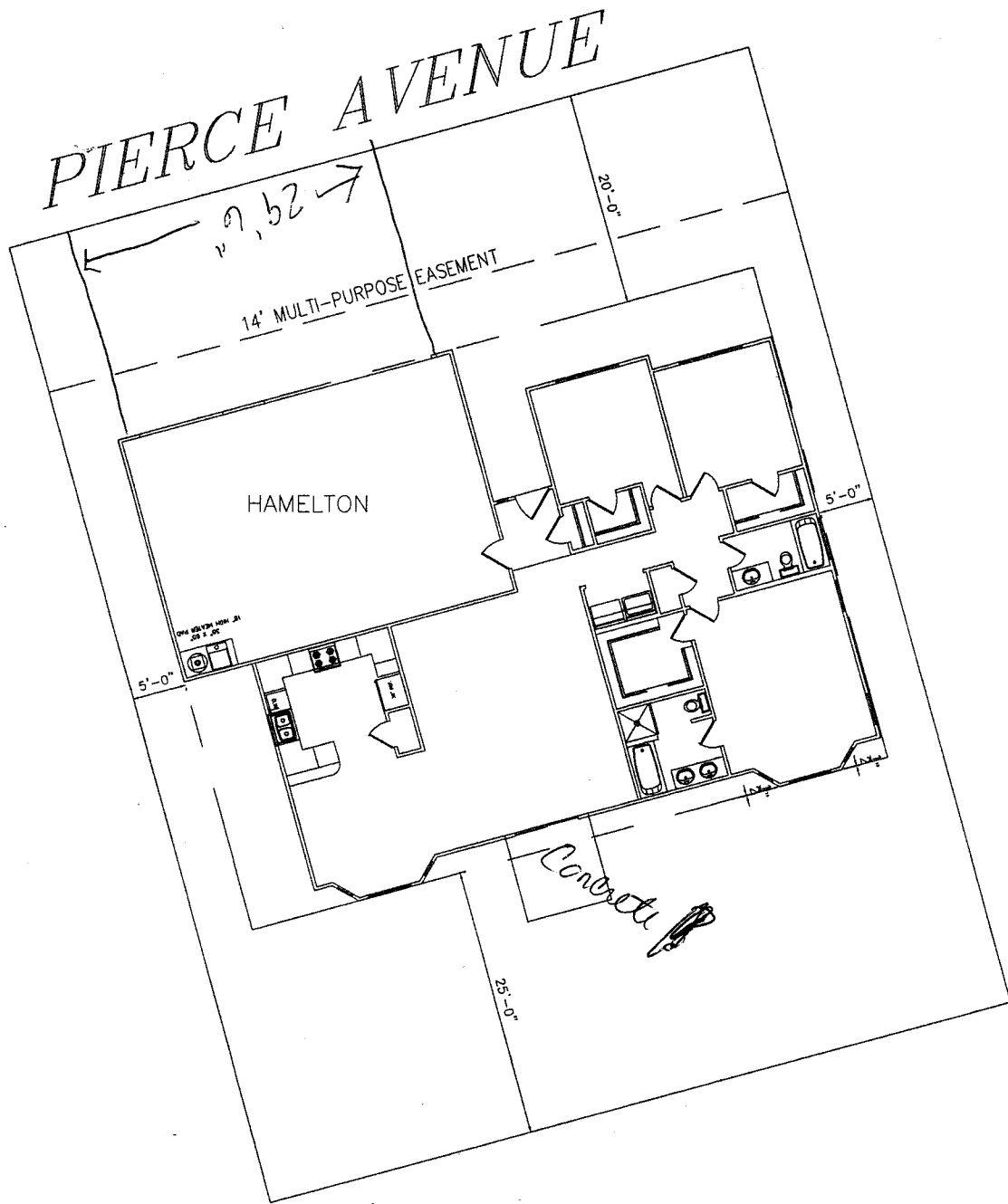
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16879</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/31/03</u>		

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)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
  4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

# COLONIAL HEIGHTS SUBDIVISION



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

DIMENSIONS PULLED FROM  
 BRICK LEDGE SEE FLOORPLAN

**BLOCK 4**  
**LOT 5**  
 6560 SQ.FT.

*2509 Piece*

*12-31-03 Gayleen Henderson*

**ACCEPTED**  
 ANY CHANGES OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. ALL SETBACKS  
 REQUIREMENTS MUST BE EARLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES