

1419 MONROE BL

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

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

BLDG PERMIT NO. 898021



Your Bridge to a Better Community

BLDG ADDRESS 2501 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 1419

TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Colonial TOTAL SQ. FT. OF EXISTING & PROPOSED 1419 + 561

FILING 2 BLK 4 LOT 1 NO. OF DWELLING UNITS: 1980

(1) OWNER Sunshine II Const & Dev Before: 0 After: 1 this Construction

(1) ADDRESS 2350 G Rd NO. OF BUILDINGS ON PARCEL Before: 0 After: 1 this Construction

(1) TELEPHONE 255-8853 USE OF EXISTING BUILDINGS None

(2) APPLICANT Sunshine II Const & Dev DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) ADDRESS 2350 G Rd TYPE OF HOME PROPOSED:

(2) TELEPHONE 255-8853 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 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 Parking Req'mt 2

Side 5' from PL, Rear 25' from PL Special Conditions Str. lie eng req'd

Maximum Height 35' "B" CENSUS _____ 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 7/21/03

Department Approval [Signature] Date 9-10-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>10537</u>
Utility Accounting	<u>[Signature]</u>	Date <u>9/10/03</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)