

1675 Hamilton 112 20ap
Custom Peterson

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

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

BLDG PERMIT NO. 900273



Your Bridge to a Better Community

BLDG ADDRESS 2513 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 1645
 TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Colonial TOTAL SQ. FT. OF EXISTING & PROPOSED 716 w/garage
 FILING 2 BLK 4 LOT 7 NO. OF DWELLING UNITS: 2361 total
 Before: 9 After: 1 this Construction
 (1) OWNER Son Shine II Const. & Dev NO. OF BUILDINGS ON PARCEL
 Before: 9 After: 1 this Construction
 (1) ADDRESS 2350 G Rd USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE New Single Family Home
 (2) APPLICANT Son Shine II Const. & Dev TYPE OF HOME PROPOSED:
 (2) ADDRESS 2350 G Rd 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 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 ltr lic eng. req'd
 "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).

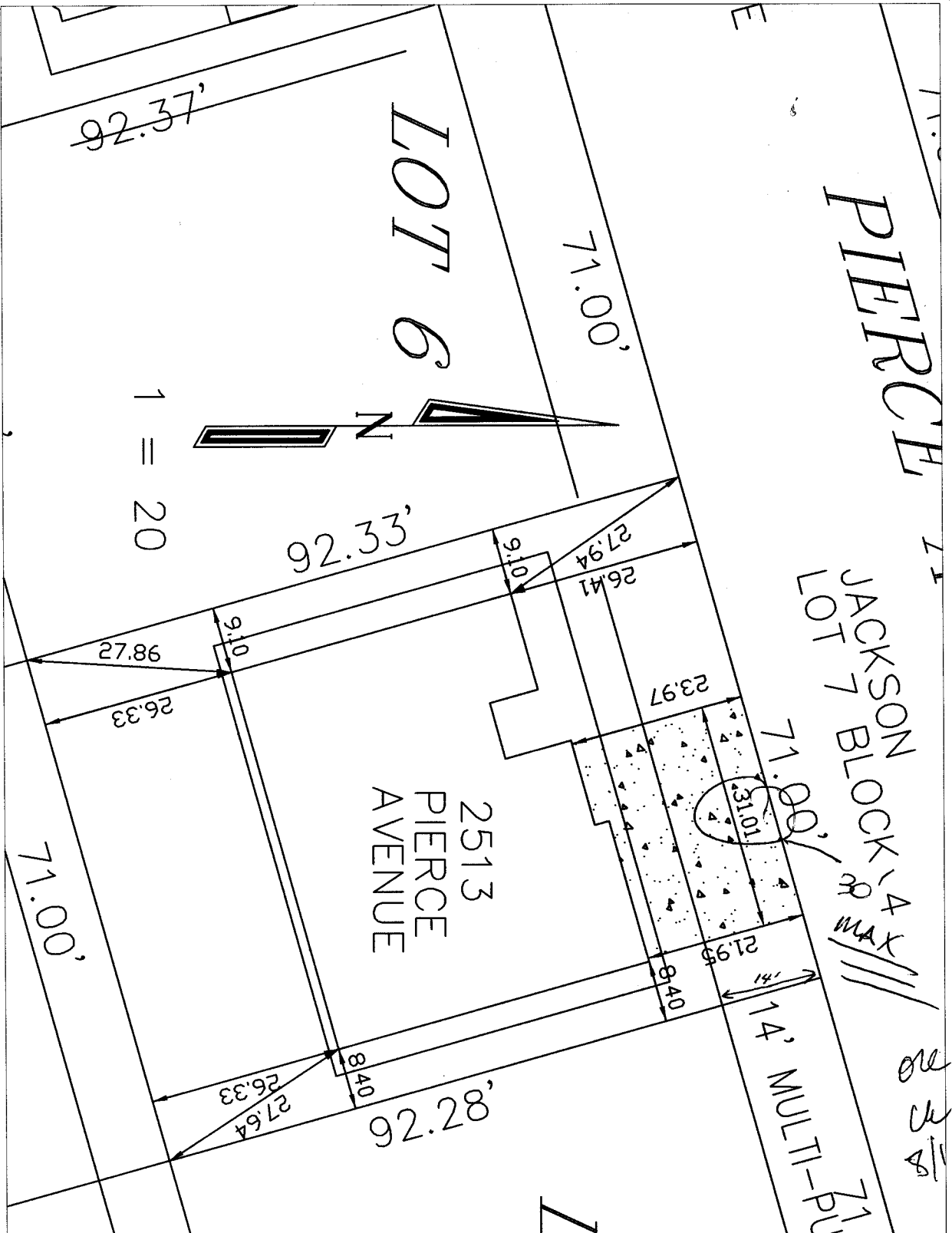
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 7/21/03
 Department Approval BH Gayleen Henderson Date 9-20-03

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>6536</u>
Utility Accounting <u>Overhead</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)



PIERCE
 JACKSON BLOCK 14
 LOT 7
 14' MULTI-UNIT

LOT 6

2513
 PIERCE
 AVENUE

see
 ck
 8/1/05