

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 2510 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 2293
 TAX SCHEDULE NO. 2945-032-88-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cobnial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2293
 FILING 1 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TP Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Box 5506 3 / 81505 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 Box 5506 3 / 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 Parking Req'mt 2
 Maximum Height 35' Special Conditions It's from 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 [Signature] Date 2/10/04
 Department Approval [Signature] Date 2-23-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17028</u>
Utility Accounting <u>[Signature]</u>		Date	<u>2/23/04</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)

COLONIAL HEIGHTS SUBDIVISION

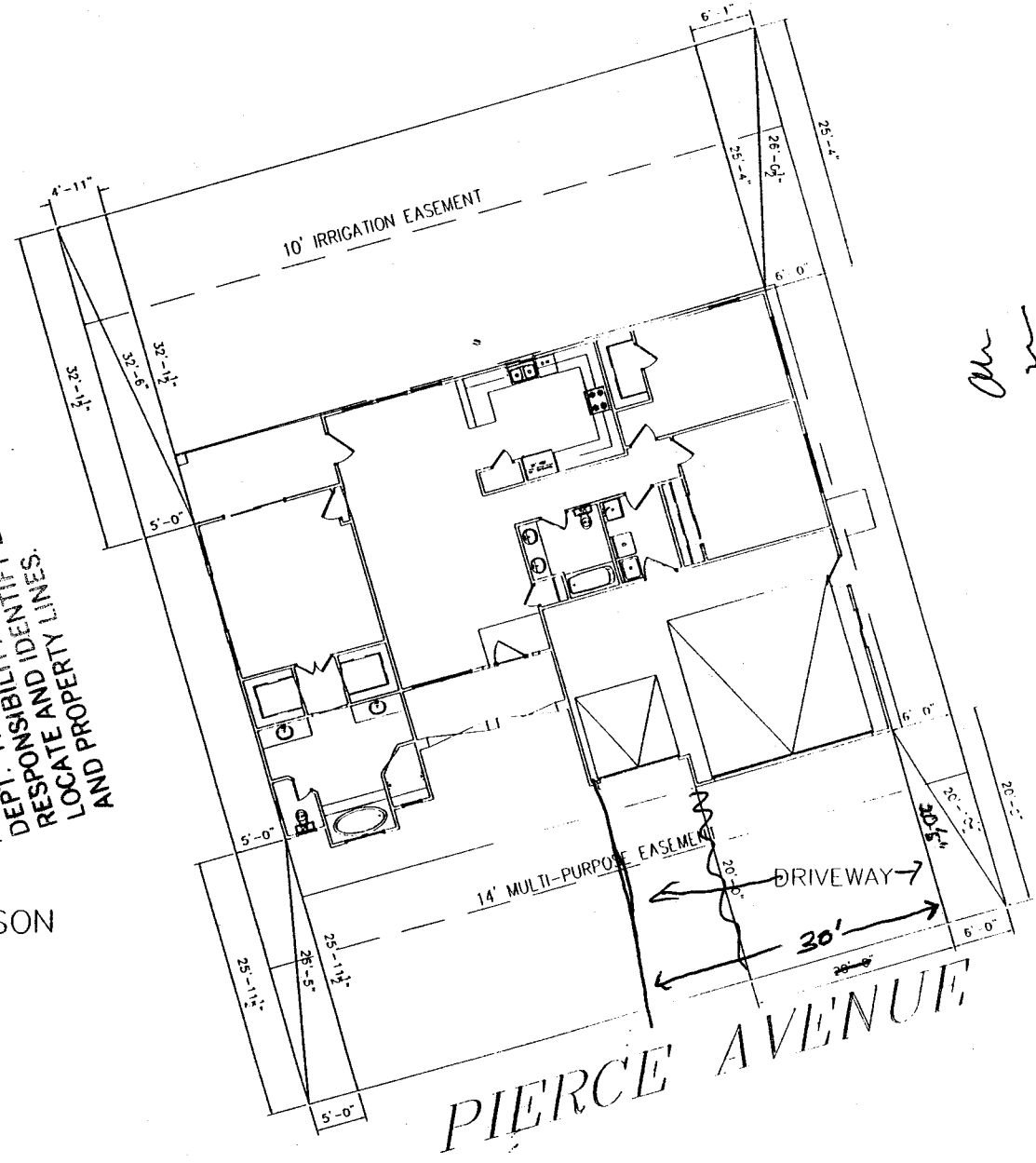
- NOTICE
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 4. WALLS ARE DRAWN AT 3-1/2"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

BLOCK 2
LOT 7
6516 SQ.FT.

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

2-23-04
Raylene Henderson
ACCEPTED OF SETBACKS MUST BE
ANY CHANGE BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERLY LINES.

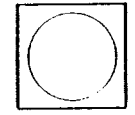
THE HARRISON



Om
2/23/04

NO.	REVISIONS

AUTODRAFT
SERVICES
CONSTRUCTION AND CAD DRAWINGS
GRAND JUNCTION, CO (970) 241-4782



TP BUILDERS
COLONIAL HEIGHTS BLOCK 2 LOT 9

Autodraft
FIT COPY
CAD FILE
REV
8-6-03
1/16" = 1'-0"
SHEET 1