

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 2514 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 2300
 TAX SCHEDULE NO. 2945-032-88-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2300
 FILING 2 BLK 2 LOT 9 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 55063/6J 81505 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970 201 8186 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built Manufactured Home (UBC)
 (2) TELEPHONE Same 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 _____
"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 3/10/04
 Department Approval [Signature] Date 3/18/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>7088</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/17/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

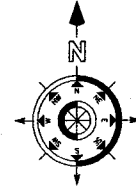
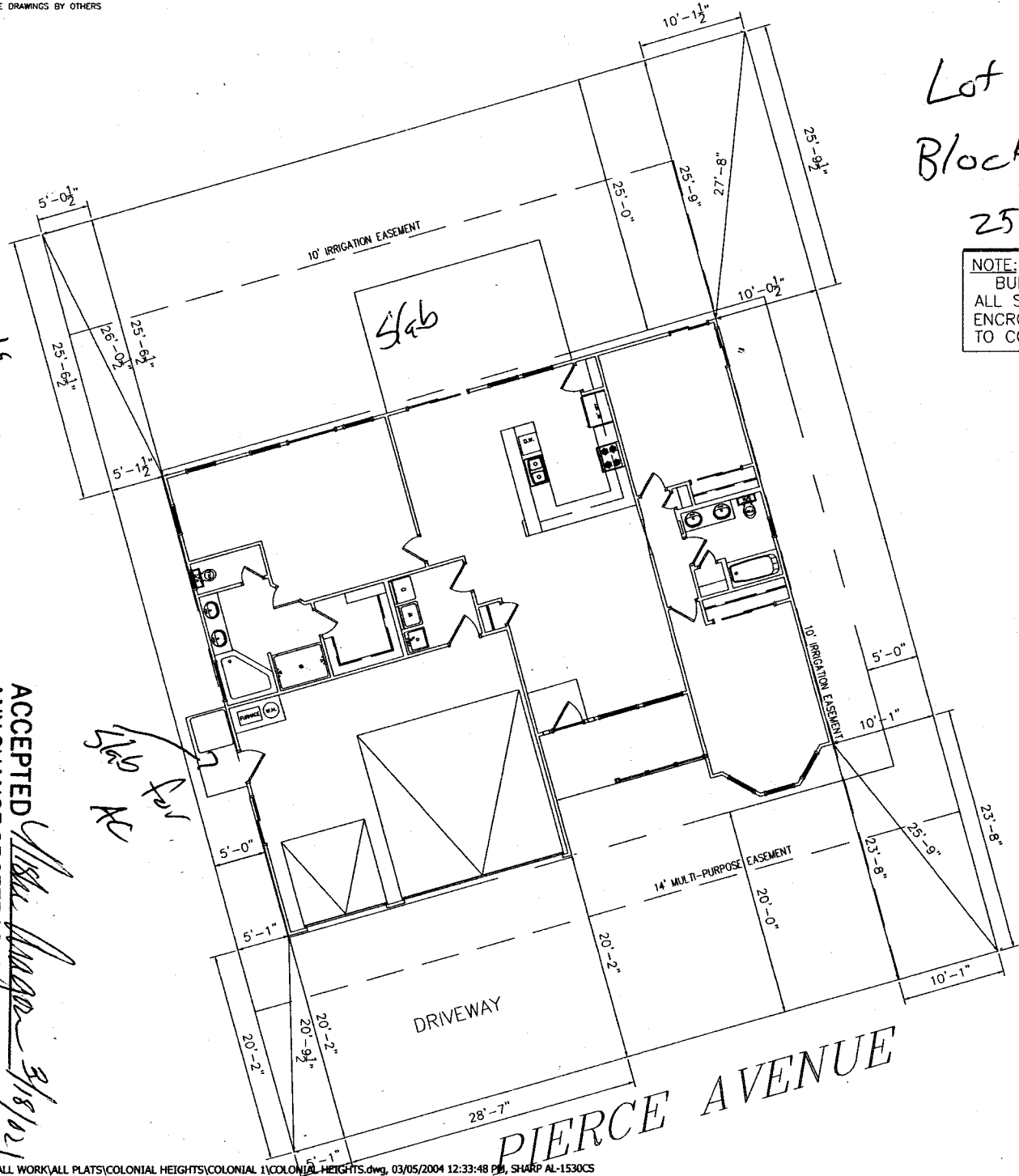
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 TO CONSTRUCTION.
 ITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 FACE OF STUD UNLESS OTHER WISE NOTED.
 1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

COLONIAL HEIGHTS SUBDIVISION

Lot 9
 Block 2
 2514 Pierce

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 1
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	?
COUNTY	MESA
HOUSE LIVING SQ. FT.	1716 SF
LOT SIZE	6522 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

ACCEPTED *[Signature]* 3/18/02
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES