

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 2516 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 2300
 TAX SCHEDULE NO. 2945-032-88-012 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2300
 FILING 2 BLK 3 LOT 12 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 / 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 _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 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).

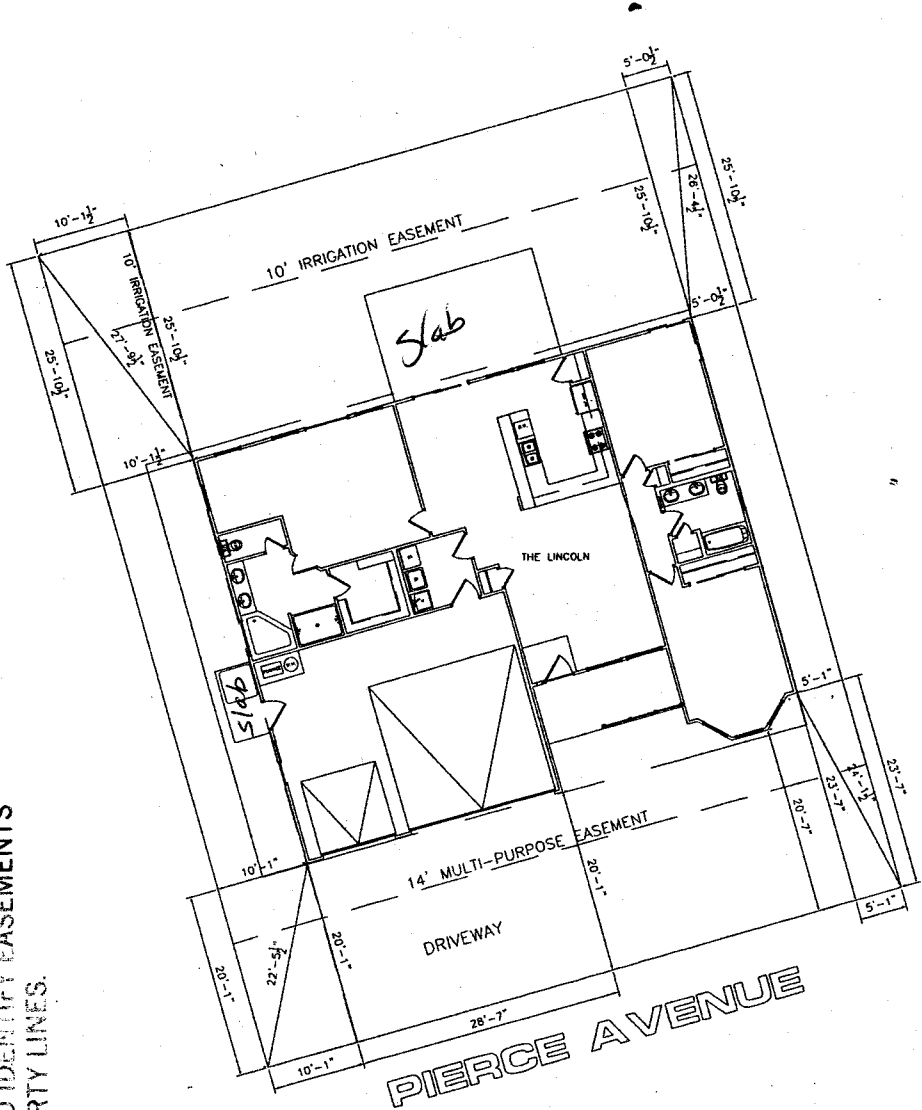
Applicant Signature [Signature] Date 2/29/04
 Department Approval [Signature] Date 3-10-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17058</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-10-04</u>		

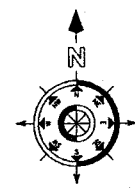
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

3-10-04
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PARTICIPANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1/8" = 1'-0"



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

Lot 12
 Block 3
 2516 Pierce Ave

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS- FILING 2
LOT NUMBER	12
BLOCK NUMBER	3
STREET ADDRESS	?
COUNTY	MESA
HOUSE LIVING SQ. FT.	1716 SF
LOT SIZE	6524 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.

OK
 OK
 3/8/04

TP CONSTRUCTION

AutoCAD

DWG
 AUT.
 TEL
 X-3
 1/8"
 SHE