

FEE \$ <u>10.00</u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

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

BLDG PERMIT NO.

95853-51541
 Building Address 2525 Pierce Ave
 Parcel No. 2945-032-97-004
 Subdivision Colonial Heights
 Filing 2 Block 4 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1662 Sq. Ft. Proposed 36
 Sq. Ft. of Lot / Parcel 7937
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1698
 Height of Proposed Structure 6'

OWNER INFORMATION:

Name Chadd Searcy
 Address 2525 Pierce Ave
 City / State / Zip Grand Jctn. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Storage shed

APPLICANT INFORMATION:

Name Chadd Searcy
 Address 2525 Pierce Ave
 City / State / Zip Grand Jctn. CO 81505
 Telephone 314-2366

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Moveable shed

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Chadd Searcy Date 6/15/05
 Department Approval Mishi Magon Date 6/16/05

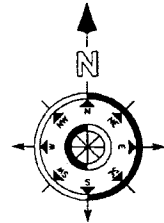
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no change in use (pers)</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>6/16/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

drive
etc
see
a/15/04

PIERCE AVENUE

MIRANDA STREET



NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

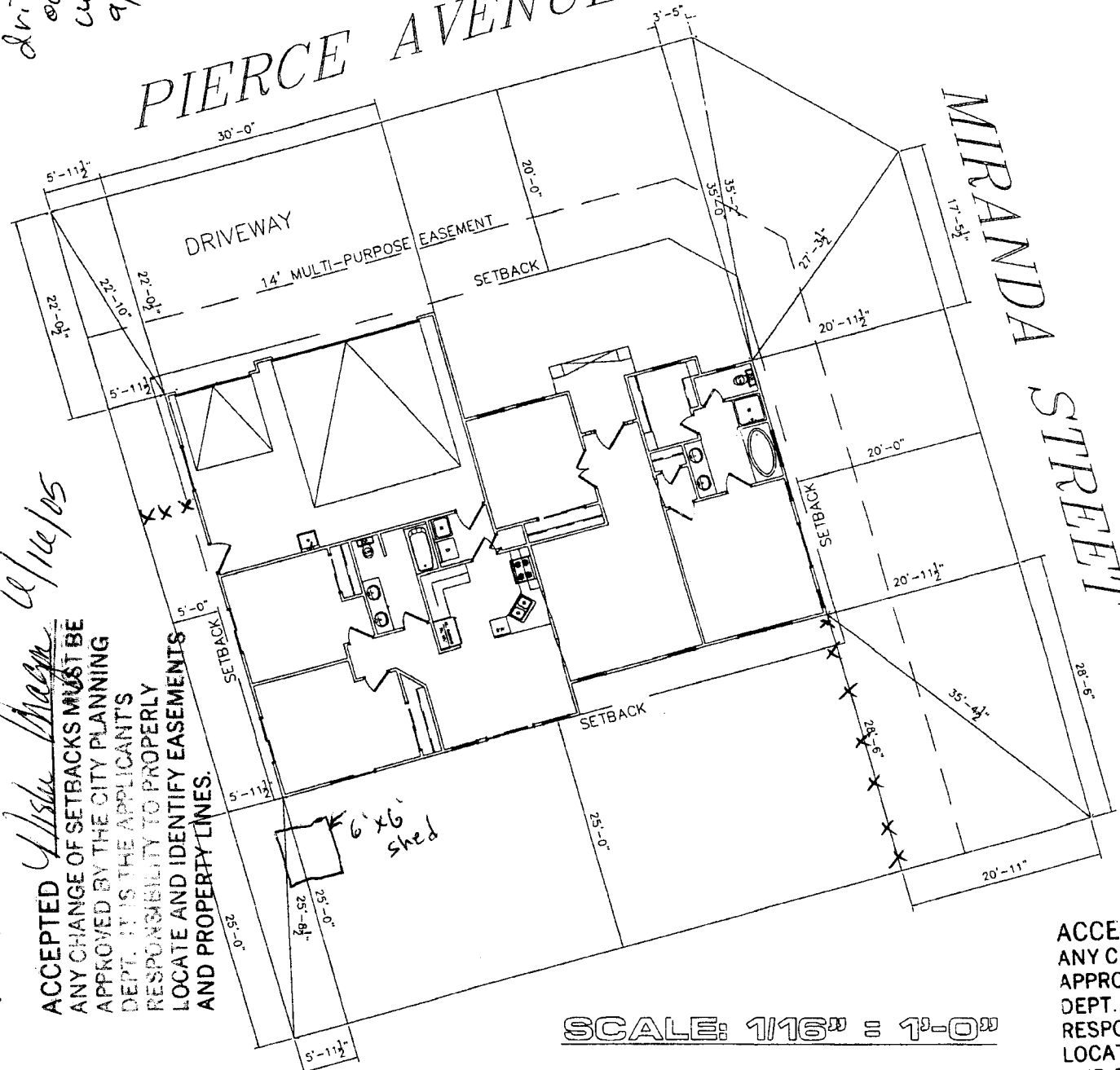
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS
FILING #	2
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	2525 PIERCE AV
COUNTY	MESA
HOUSE SQ. FT.	1662
LOT SIZE	7937 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

ACCEPTED
Alisa Magan
a/16/05

ACCEPTED
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.



SCALE: 1/16" = 1'-0"

ACCEPTED
a/15/04
Chase Hall

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.