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TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 107817-58068

Building Address 2500 Pierce Ave
 Parcel No. 2945-032-88-002
 Subdivision Colonial Hgts
 Filing 1 Block 2 Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1900 Sq. Ft. Proposed 324
 Sq. Ft. of Lot / Parcel 8363 # 18x18
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Jane Soltis
 Address 2500 Pierce Ave
 City / State / Zip G.J. Colo

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Detached Patio Cover

APPLICANT INFORMATION:

Name Same as Above
 Address _____
 City / State / Zip _____
 Telephone 241-1784

***TYPE OF HOME PROPOSED:**

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

NOTES: detached cover must not contact principle structure.

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>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5/3</u> from PL Rear <u>25/5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>patio cover must not contact principle structure.</u>
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 Robert [Signature] Date 9/28/07
 Department Approval Judith A. [Signature] Date 9/28/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No Change</u>
Utility Accounting <u>[Signature]</u>	Date	<u>9-28-07</u>	

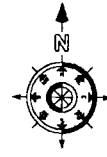
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Judith Per 9/28/07

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 EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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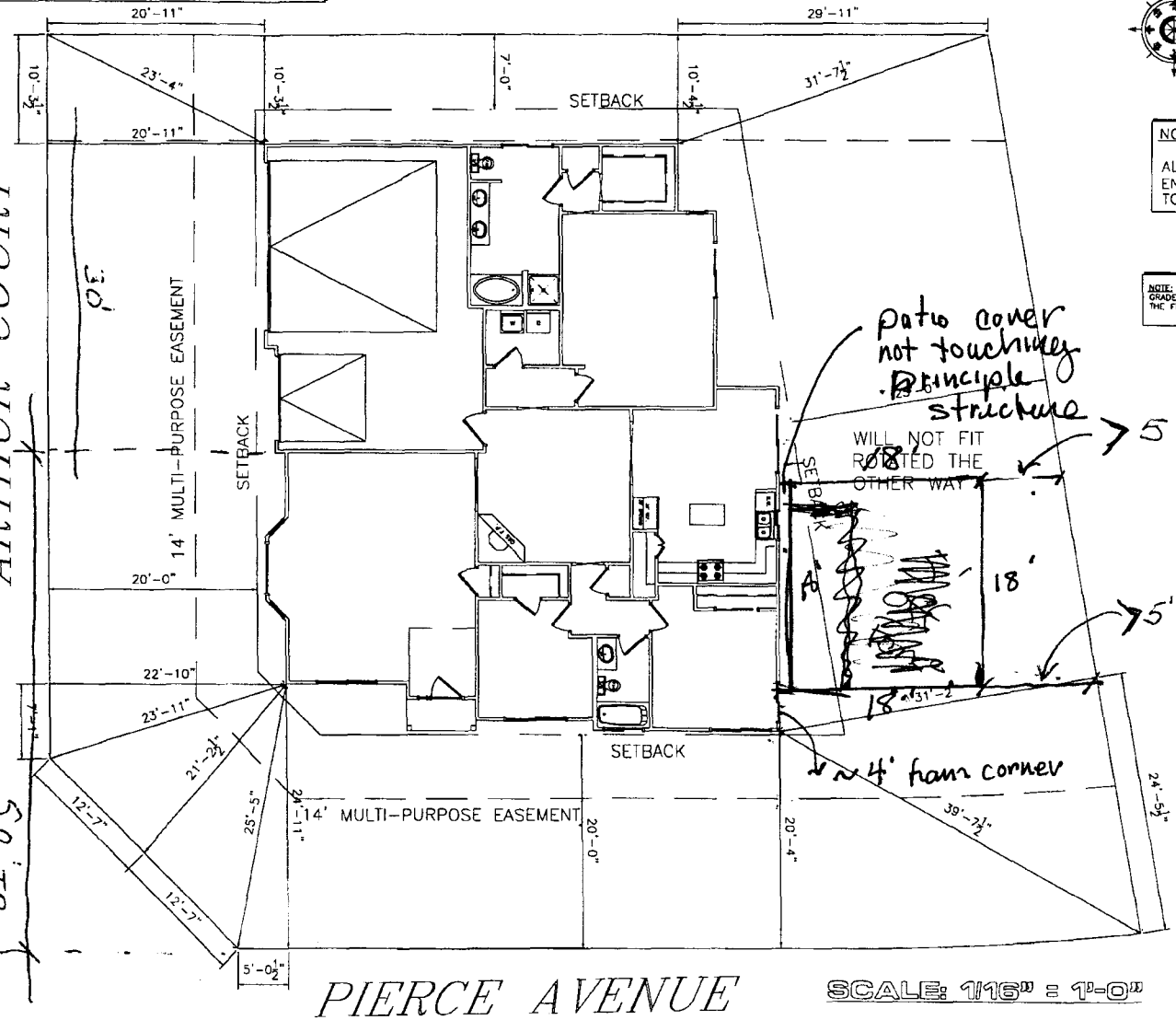


NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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

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	
SUBMISSION NAME	COLONIAL HEIGHTS
FILING NUMBER	1
BLOCK NUMBER	2
LOT NUMBER	2
STREET ADDRESS	7
COUNTY	MESA
LIVING SQ. FT.	1587 SF
GARAGE SQ. FT.	589 SF
LOT SIZE	8353 SF
FRONT	20'
SETBACKS USED	SIDES 3' REAR 25'



ARTHUR COURT

PIERCE AVENUE

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

APPROVED BY PLANNING DEPT. FOR ANY CHANGES TO THIS PLAN, CONTACT THE PLANNING DEPT. AT 480-4400.

50 TO FLOWING OF CURBS & GUTTER, MINIMUM 4\"

[Handwritten signature]
ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.