4	
Planning \$	10.00
TCP\$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE

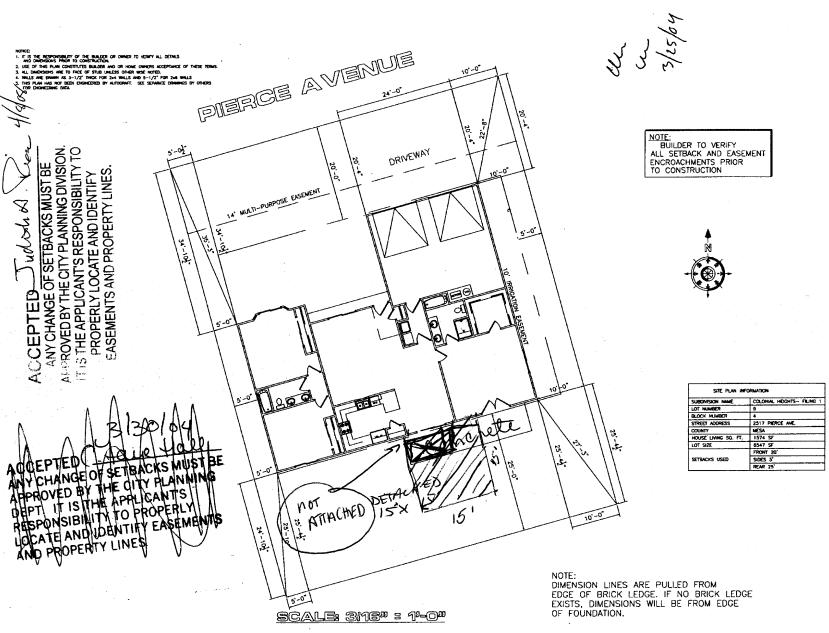
BLDG PERMIT NO.

FILE#

· Public Works and Planning Department

Singue RAMILY

Building Address 25/7 PIERCE AVE	Multifamily Only: No. of Existing Units/ No. Proposed/
Parcel No. <u>2945 - 032 - 90 - 009</u>	Sq. Ft. of Existing
Subdivision COLONIAL HEIGHTS	Sq. Ft. of Lot / Parcel . 6547 # 15 × 15
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Susaw D. SUMRODER	DESCRIPTION OF WORK & INTENDED USE:
Address 2517 PIERCE AVE.	Remodel Change of Use (*Specify uses below) Addition Change of Business
City / State / Zip GRD, SCTN, CO. 81505	V Other: ARBOR/ 15' x 15" /open pulso coper
APPLICANT INFORMATION:	* FOR CHANGE OF USE:
Name SAME	*Existing Use:
	*Proposed Use:
Address	
City / State / Zip	Estimated Remodeling Cost \$
Telephone 970-263-7778	Current Fair Market Value of Structure \$
	cisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
	LETED BY PLANNING STAFF
zone $A-5$	Maximum coverage of lot by structures
accuracy -	
	Landscaping/Screening Required: YES NO
Sidefrom PL Rearfrom PL	Parking Requirement
Maximum Height of Structure(s)	Special Conditions: shurture must be
Ingress / Egress	detaked from principal structure to
Voting District Location Approval(Engineer's Initials)	Weline accusary sex backs
Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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).	
	information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s).
Applicant Signature	Date <u>04-08-08</u>
Planning Approval Judoh A. Jaz	Date
Additional water and/or sewer tap fee(s) are required:	S NO W/O No.
Utility Accounting (Blusley	Date 418108
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Sec (White: Planning) (Yellow: Customer) (Pink:	ction 2.2.C.1 Grand Junction Zoning & Development Code) *Building Department* (Goldenrod: Utility Accounting)















9

ra & d Quality builders bett pierce avenue colonial hechts block 4 lot

DHAN BY

AJ/1000HFT

ALF MARE

CAD FILE

DAN

3-10-04

SOLU

3/16" = 1'-0" SHEET 1