# PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
**Community Development Department**

*Your Bridge to a Better Community*

BLDG ADDRESS _2536 Applewood Pl._ SQ. FT. OF PROPOSED BLDGS/ADDITION _2394_

TAX SCHEDULE NO. _2945-011-05-001_ SQ. FT. OF EXISTING BLDGS _0_

SUBDIVISION _Apple blossom_ TOTAL SQ. FT. OF EXISTING & PROPOSED _2394_

FILING _____ BLK _2_ LOT _1_ NO. OF DWELLING UNITS:
Before: _0_ After: _1_ this Construction
(1) OWNER _Lowell + Rhonda Huscusson_ NO. OF BUILDINGS ON PARCEL
Before: _0_ After: _1_ this Construction
(1) ADDRESS _2786 Cortland Ct._
USE OF EXISTING BUILDINGS _Residence_
(1) TELEPHONE _245 5227_

DESCRIPTION OF WORK & INTENDED USE _____
(2) APPLICANT _owner_

TYPE OF HOME PROPOSED:
(2) ADDRESS _____  _X_ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____  _____ Other (please specify) _____

*REQUIRED: One plot plan, on 8 ½" 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 _RSF-4_  Maximum coverage of lot by structures _50%_

SETBACKS: Front _20'_ from property line (PL)  Permanent Foundation Required: YES _✓_ NO _____
or _____ from center of ROW, whichever is greater
Parking Req'mt _2_
Side _7'_ from PL, Rear _25'_ from PL
Special Conditions _____
Maximum Height _35'_
CENSUS _____ TRAFFIC _____ ANNX# _____

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).
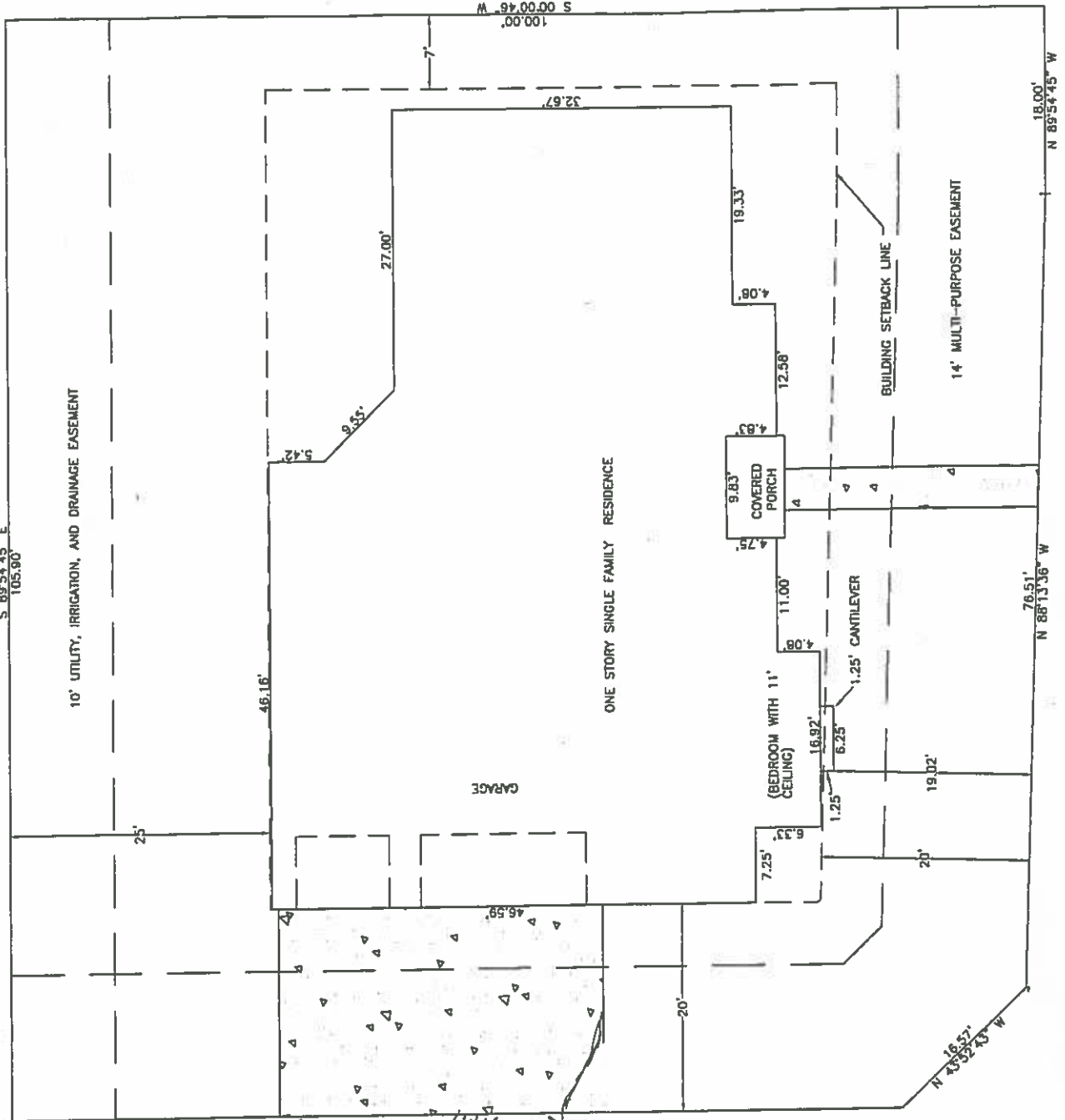
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _Lowell Huscusson_  Date _7-23-03_

Department Approval _Hayleen Henderson_  Date _7-23-03_

| Additional water and/or sewer tap fee(s) are required: | YES _✓_ | NO | W/O No. _16343_ |
|---|---|---|---|
| Utility Accounting _Grower_ | | Date | _7-22-03_ |

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)

S 00°00'46" W
100.00'

N 89°54'45" W
18.00'

7'

32.67'

27.00'

19.33'

4.08'

12.58'

BUILDING SETBACK LINE

14' MULTI-PURPOSE EASEMENT

9.55'

5.42'

4.83'

10' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT

S 89°54'45" E
105.90'

46.16'

9.83'
COVERED
PORCH

4.75'

11.00'

4.08'

1.25' CANTILEVER

ONE STORY SINGLE FAMILY RESIDENCE

25'

GARAGE

(BEDROOM WITH 11'
CEILING)

16.92'

6.25'

1.25'

6.33'

7.25'

46.59'

N 88°13'36" W
76.51'

19.02'

20'

20'

N 45°52'43" W
16.57'

MAUREEN ST.
R/W 30'

APPLEWOOD PLACE

50'

FLOWLINE

7-23-03
Gaylen Henderson
**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.

Drive OK.
Rick Davis
7-23-03