

FEE \$ 500

BLDG PERMIT NO. NA

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2430 Applewood Cir. TAX SCHEDULE NO. 2945-011-27-004

SUBDIVISION Applecrest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7x9

FILING _____ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1568 + 12x20

(1) OWNER Don J. Sandusky NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Same

(1) TELEPHONE 243-8165 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Don J. Sandusky USE OF EXISTING BLDGS Dwelling

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE Same Small storage shed

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 28

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Don J. Sandusky Date 5-16-94

Department Approval Gennie Edwards Date 5/16/94

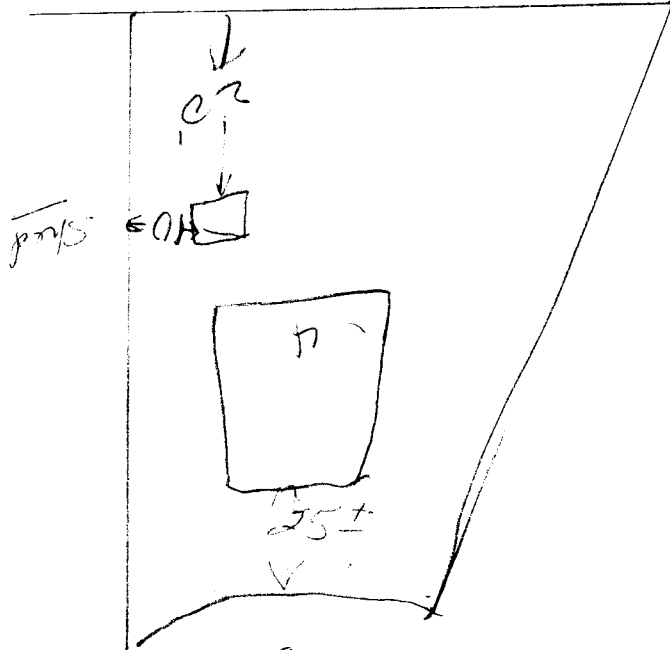
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3022-6680-09-5

Utility Accounting Richardson Date 5-16-94

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

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

BACK
YARD



FRONT

APPLEWOOD CIR.

ACCEPTED QJc 5/16/94
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.