

FEE \$ 10.00
TCP \$ N/A

BLDG PERMIT NO. 53064

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



3022-3580-03-3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3415 Applewood Street TAX SCHEDULE NO. 2945-014-15-035
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 198 ft²
 FILING 6 BLK 7 LOT 35 SQ. FT. OF EXISTING BLDG(S) 1940 ft²
 (1) OWNER CARY HARMON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3415 APPLEWOOD ST
 (1) TELEPHONE 245-8554 NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: N/A THIS CONSTRUCTION
 (2) APPLICANT DURA SYSTEMS INC USE OF EXISTING BLDGS _____
 (2) ADDRESS 269 VILLAGE LN DESCRIPTION OF WORK AND INTENDED USE: deck
G.J. CO 81503
 (2) TELEPHONE 245-6898 enclosure

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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20ft from property line (PL) or 45ft from center of ROW, whichever is greater Parking Req't N/A
 Side 5ft from PL Rear 25ft. from PL Special Conditions Acco Approval
 Maximum Height 32ft Required
 CENS.T. 10 T.ZONE 21 ANN# _____

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 [Signature] Date 1 Aug 95
 Department Approval [Signature] Date JULY 31, 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F used

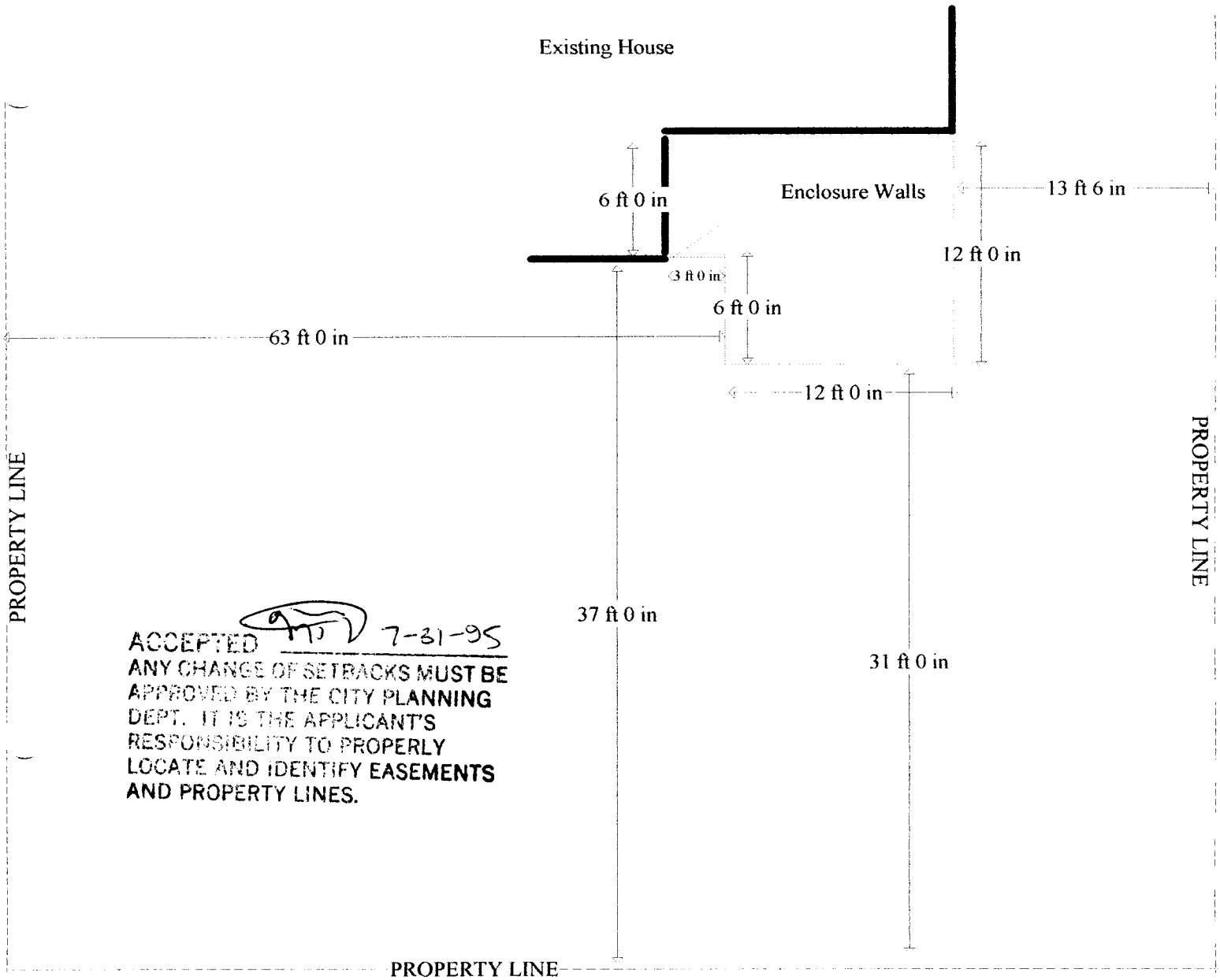
Utility Accounting Millie Fowler Date 7-31-95

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)

801
NS
hhl

APPLEWOOD ST



ACCEPTED *[Signature]* 7-31-95
 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.

PROPOSED IMPROVEMENT (PATIO ENCLOSUER) ON BACK OF GARY HOME.

GARY HARMON
 3415 APPLEWOOD ST
 J., CO
 245-8554

DURA SYSTEMS 245-6898

