

FEE \$ 10 -  
TCP \$ -0 -

BLDG PERMIT NO. 57236

30 J-3680 049

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3211 Applewood TAX SCHEDULE NO. 2945-014-15-025  
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING 4 BLK 7 LOT 25 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Harold D Burnett NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3211 Applewood St  
 (1) TELEPHONE 245-1725 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS residence  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Cover sidewalk

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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 40' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 10 TRAFFIC ZONE 21

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 Harold D Burnett Date 8-12-96  
 Department Approval Marcia Rutledge Date 8-12-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO / W/O No. n/a  
 Utility Accounting Rolando Noboa Date 8-12-96

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)

17'-0"

21'-0"

HOUSE

F. DOOR

NEW PAS

GARAGE

18'-0"

ACCEPTED MC 8-12-96  
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.

P.L.

4'-0"

6'-0"

9'-0"

DRIVE WAY

22'-6"

P.L.

P.L.

H.D. BURNETT  
3211 APPLEWOOD ST.  
G.J. COLD, 81506

5'-3"

SIDE WALK