

FEE \$ 10.-
 TCP \$ 500.-
 SIF \$ —



BLDG PERMIT NO. 12258

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

BLDG ADDRESS 4150 Applewood Court TAX SCHEDULE NO. 2945-011-76-008
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2103# MAIN 892# GARAGE
 FILING 1 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER KEN & MITZI PAYNE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 179 PINYON DRIVE NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 858-7514 USE OF EXISTING BLDGS NEW HOME
 (2) APPLICANT STEVEN LEE DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 202 CHIPETA AVE
 (2) TELEPHONE 245-3343

REQUIRED: One plot plan, on 8 1/2" 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 PR-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions Except where existing easements exceed standard setbacks
 Maximum Height _____ CENSUS 10 TRAFFIC 21 ANNEX# _____

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 Steven Lee Date 9/30/97

Department Approval Antonia Costello Date 10-1-97

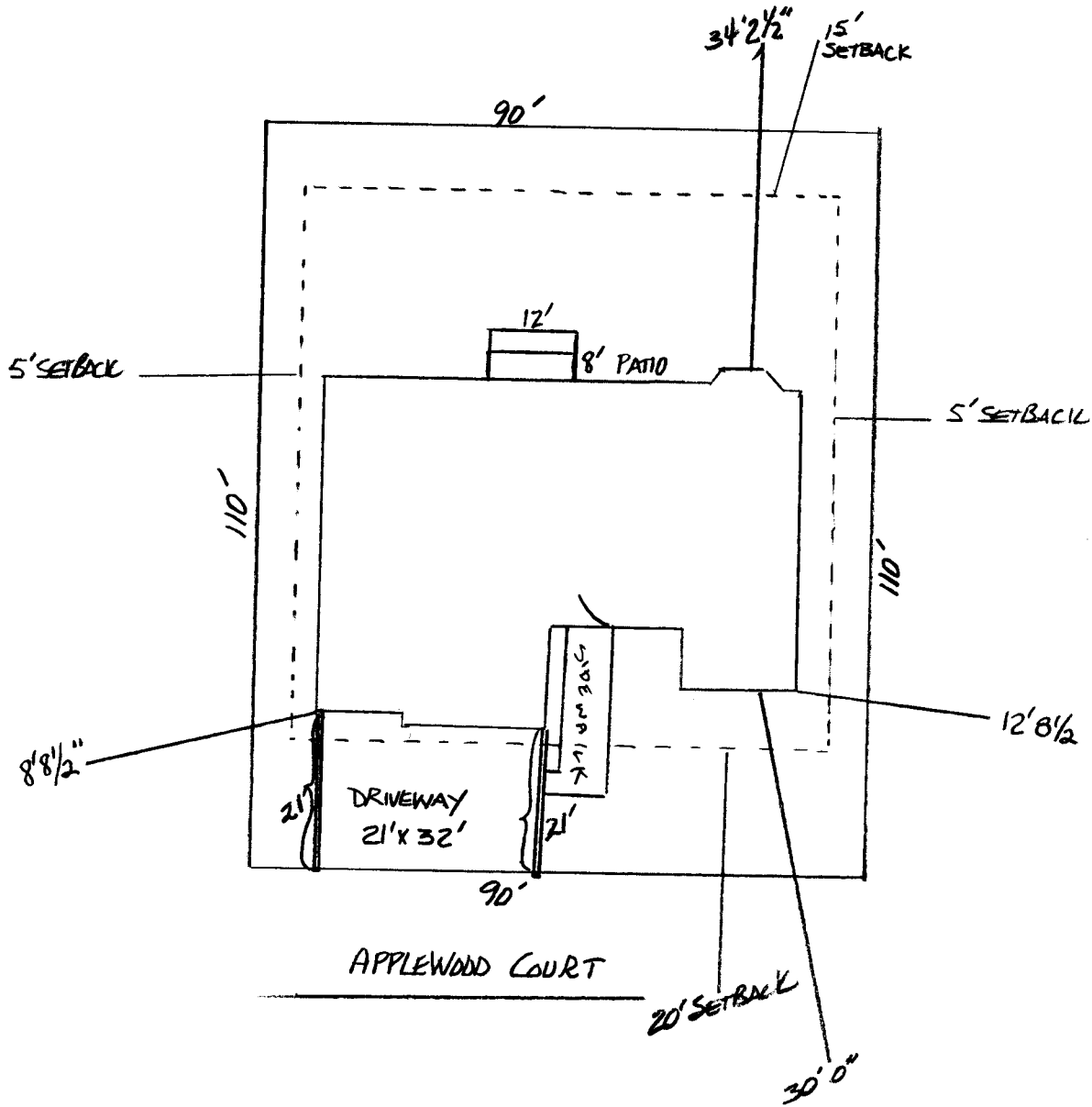
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10592

Utility Accounting [Signature] Date 10-1-97

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)

ACCEPTED SLC #10-1-97
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.



DRIVEWAY LOCATION
OK.
DL Ashbeck
9/30/97