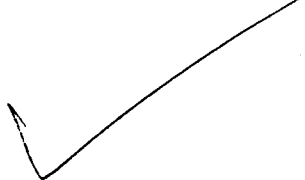


FEE \$ 10⁻
TCP \$ 500⁰⁰

BLDG PERMIT NO. 58894

SIF 0

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4175 APPLEWOOD COURT TAX SCHEDULE NO. 2945-011-76-003
SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2900
FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) -0-
(1) OWNER STEVEN LEE & SHIRLEY D. BROWN NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 202 CHIPETA AVE
(1) TELEPHONE 245-3343 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT L3L DEVELOPMENT USE OF EXISTING BLDGS RESIDENTIAL HOME
(2) ADDRESS 202 CHIPETA AVE DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 260-4210 Spec. House

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 PR-2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req't _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5' from PL Rear 45.48' from PL due to easements
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 [Signature] Date 1-22-97
Department Approval [Signature] Date 1-24-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9816

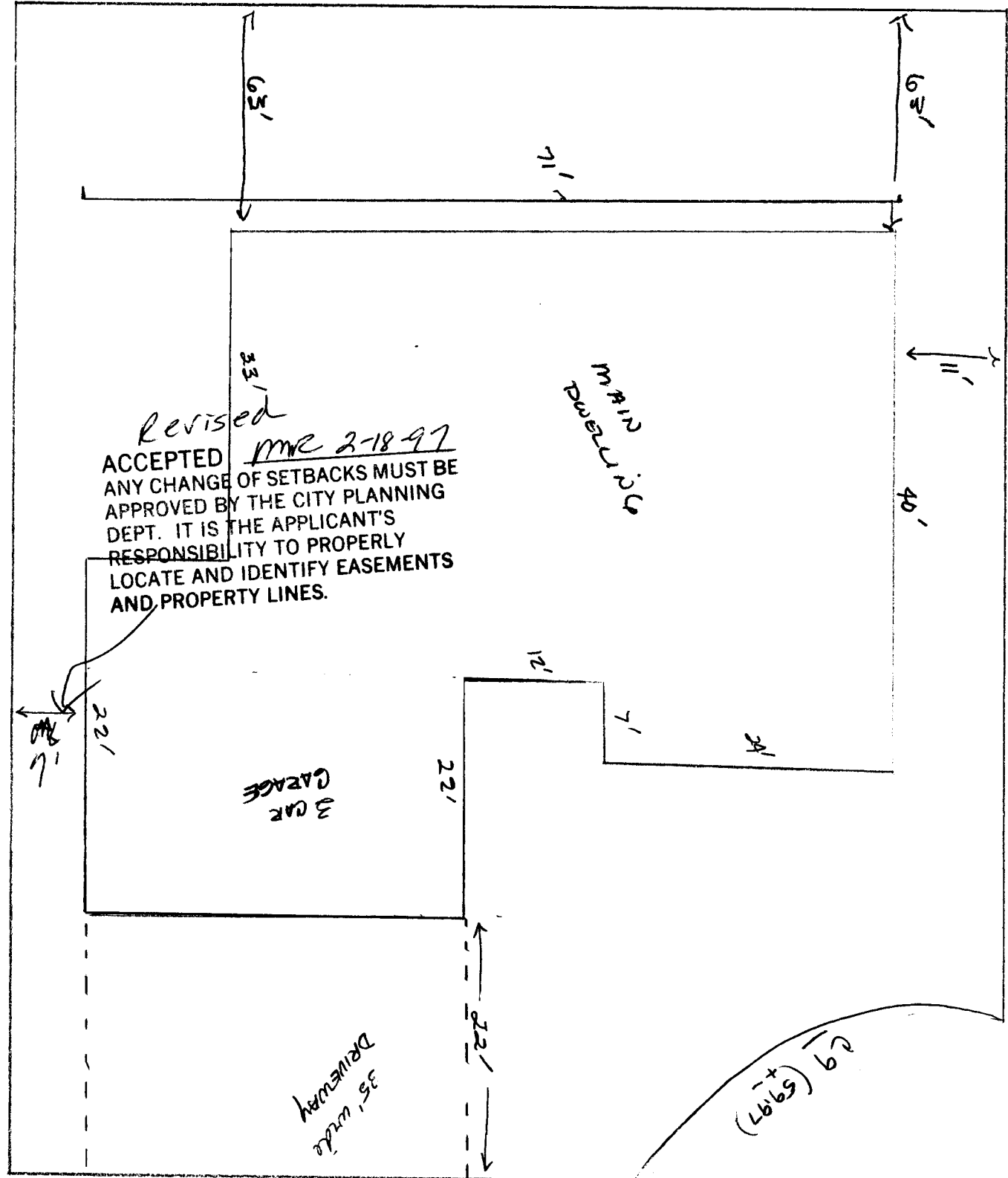
Utility Accounting [Signature] Date 1/24/97

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)

PT 3 BLOCK 2
75 APPROX
NORTH DEL NORTH

90.00 -



Revised
 ACCEPTED MVC 2-18-97
 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.

MAIN DWELLING

3 CAR GARAGE

35' wide DRIVEWAY

29 (59'97)

YFL DEVELOPMENT-BUILDER
STEVEN LEE-OWNER
SPEC. HOUSE PLAN #1 REVISED 1-17-96

49'93
 ACCEPTED SLC 1/24/97
 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
 J. R. [Signature]
 1-23-97