

FEE \$ 10 -  
TCP \$ 500 -

BLDG PERMIT NO. 60088

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

3022-9395-

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 4210 APPLEWOOD COURT TAX SCHEDULE NO. 2945-011-76-007  
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2552 sq ft  
 FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER STEVEN R. LEE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 202 CHIPETA AVE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-245-3343 USE OF EXISTING BLDGS SFR  
 (2) APPLICANT STEVEN LEE DESCRIPTION OF WORK AND INTENDED USE: RANCH  
 (2) ADDRESS 202 CHIPETA AVE STYLE HOME 3 CAR GARAGE - TO Sell  
 (2) TELEPHONE 970-245-3343

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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 10 TRAFFIC ZONE 27

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 R. Lee Date 4-20-97  
 Department Approval Marcia Rabideaux Date 4-23-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10116  
 Utility Accounting Dottie Hobbs Date 4/23/97

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)

