BLDG PERMIT NO. 59676

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

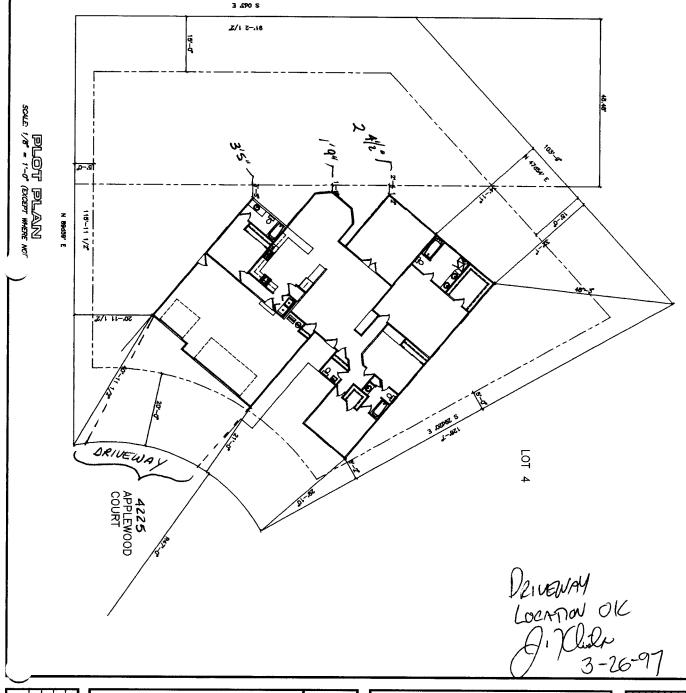
Grand Junction Community Development Department

■ THIS SECTION TO BE COMPLETED BY APPLICANT ®

BLDG ADDRESS 4225 APPLEWOOD COURT	TAX SCHEDULE NO. 2945-011-76-004
SUBDIVISION YISTA DEL HOLTE	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 859 Garage
FILING 1 BLK 2 LOT 4	SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER DANA & MARK NAATZ	NO. OF DWELLING UNITS
1) ADDRESS 547 291/2 ROAD #5	BEFORE:O AFTER: THIS CONSTRUCTION
(1) TELEPHONE 243 - 5414	NO. OF BLDGS ON PARCEL BEFORE: AFTER: / THIS CONSTRUCTION
STEVEN LES (2) APPLICANT 1 \$ L DEVELOPMENT OWNER.	
(2) ADDRESS 202 CHIPETA AVE	DESCRIPTION OF WORK AND INTENDED USE: RESIDENTIAL
(2) TELEPHONE 970 -245-3343	HOUSING, CUSTOM HOME
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 1821	
ZONE PR-Z	Maximum coverage of lot by structures
SETBACKS: Front <u>30</u> from property line (PL)	
or from center of ROW, whichever is greater	Chariel Canditions
Side 5 from PL Rear 15 from PL	
Maximum Height	CENSUS TRACT TRAFFIC ZONE
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	Date 3/21/97
Department Approval Seuta Costello Date 3/210/97	
Additional water and/or sewer tap fee(s) are required: YESNO W/O No/ DOD //	
Utility Accounting Oblice 3/26/97	
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 3 3 6 6 9 1

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.





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