

FEE \$ 10<sup>00</sup>  
 TCP \$ 500<sup>00</sup>

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 VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2659 HOME 859 Garage  
 FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER DANA & MARK NAATZ NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 547 2 1/2 ROAD #5 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-5414 USE OF EXISTING BLDGS 0  
 (2) APPLICANT L&L DEVELOPMENT STEVEN LEE OWNER L&L DEV. DESCRIPTION OF WORK AND INTENDED USE: RESIDENTIAL HOUSING, CUSTOM HOME  
 (2) ADDRESS 202 CHIPETA AVE  
 (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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 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 [Signature] Date 3/21/97  
 Department Approval [Signature] Date 3/26/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 10021  
 Utility Accounting [Signature] Date 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)

