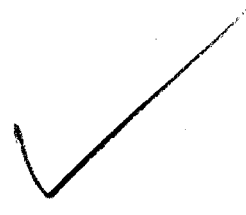


FEE \$	10.00
TCP \$	500.00
SIF \$	-0-



BLDG PERMIT NO. 01131

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



BLDG ADDRESS 4250 APPLEWOOD COURT TAX SCHEDULE NO. 2945-011-76-004
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING 1 BLK 2 LOT 10 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
 (1) TELEPHONE 970-245-3343 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT STEVEN R LEE USE OF EXISTING BLDGS SFR
 (2) ADDRESS 202 CHIPETA AVE DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) TELEPHONE 970-245-3343 CUSTOM HOME

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 21 ANN# _____

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 7-5-97
 Department Approval Marco Rabideaux Date 7-8-97

Additional water and/or sewer tap fee(s) are required? YES NO _____ W/O No. 10326
 Utility Accounting Chick Date 7-8-97

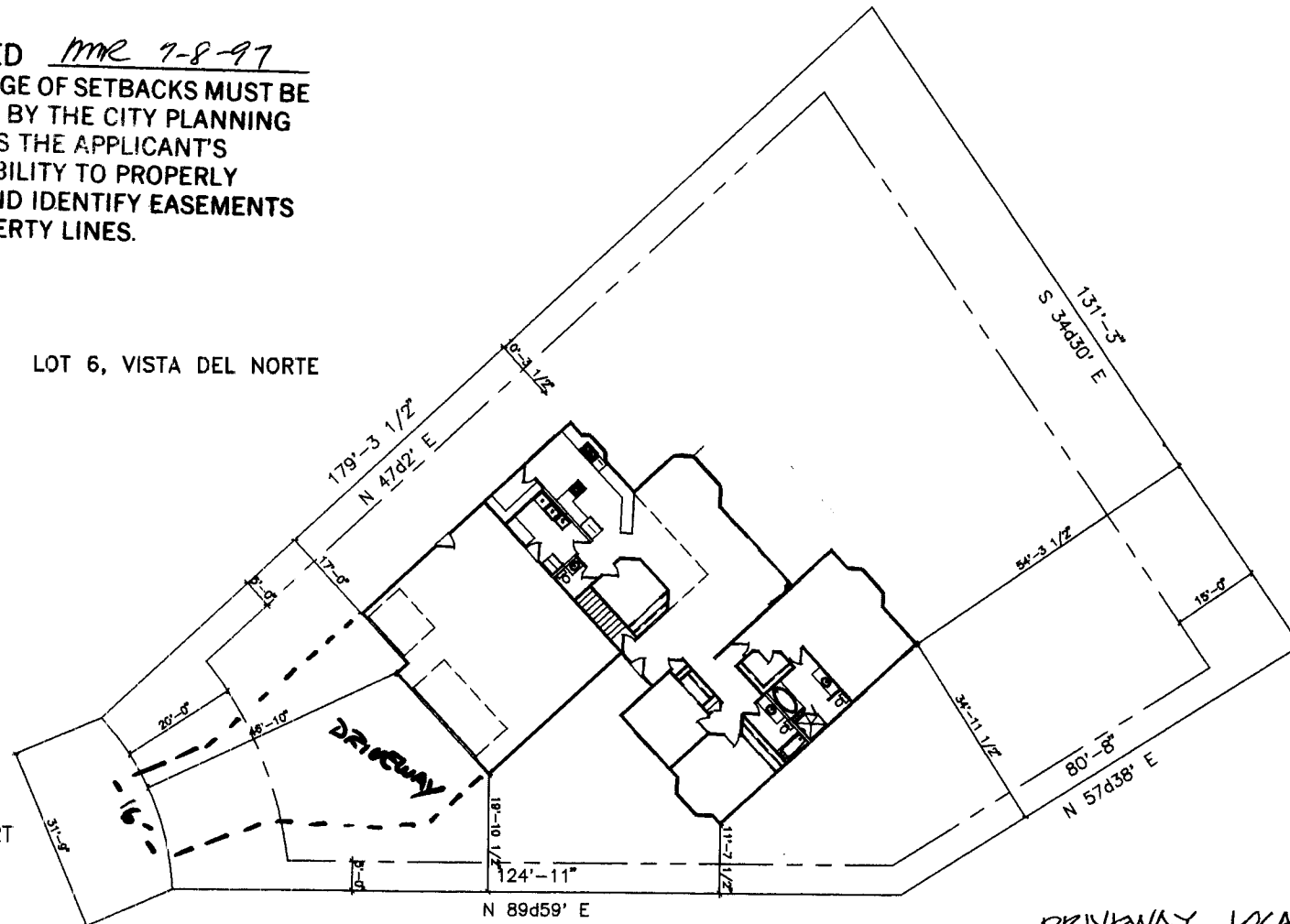
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED MR 7-8-97
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.

LOT 6, VISTA DEL NORTE

4250
APPLEWOOD COURT



DRIVEWAY LOCATION O.K.
KL. Ashbeck 7/7/97

L&L DEVELOPMENT
970-260-4210

PLOT PLAN
1" = 10'

L & L DEVELOPMENT

4250 APPLEWOOD COURT

LOT 6 BLOCK 2 VISTA DEL NORTE

ACCEPTED
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.

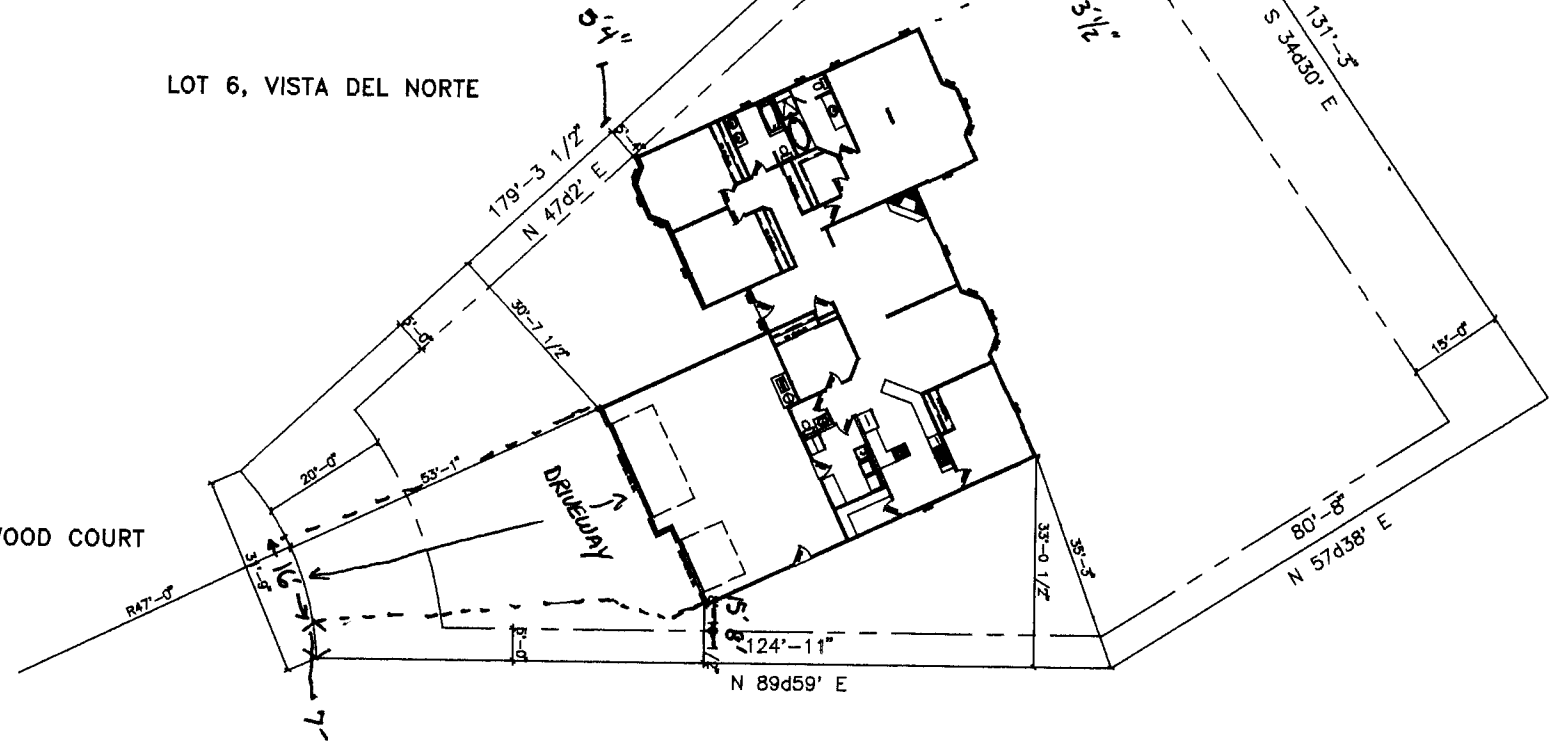
Ronnie 7/29/97

Revised plan okay

LOT 6, VISTA DEL NORTE

APPLEWOOD COURT

DRIVEWAY



DRIVEWAY

LOCATION OK

J. Kluba

7-29-97

PLOT PLAN

1" = 10'