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BLDG PERMIT NO. 60519

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



BLDG ADDRESS 4280 APPLEWOOD COURT TAX SCHEDULE NO. 2945-011-76-005
 SUBDIVISION VISTA DEL NORTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2915 #
 FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) - 0 -
 (1) OWNER EMMITT & CHERYL PITTMAN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 580 HEDEL
 (1) TELEPHONE 243-3847 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT L&L DEVELOPMENT USE OF EXISTING BLDGS SFR
 (2) ADDRESS 202 CHIPETA AVE DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
 (2) TELEPHONE 970-245-3343

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 1 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).

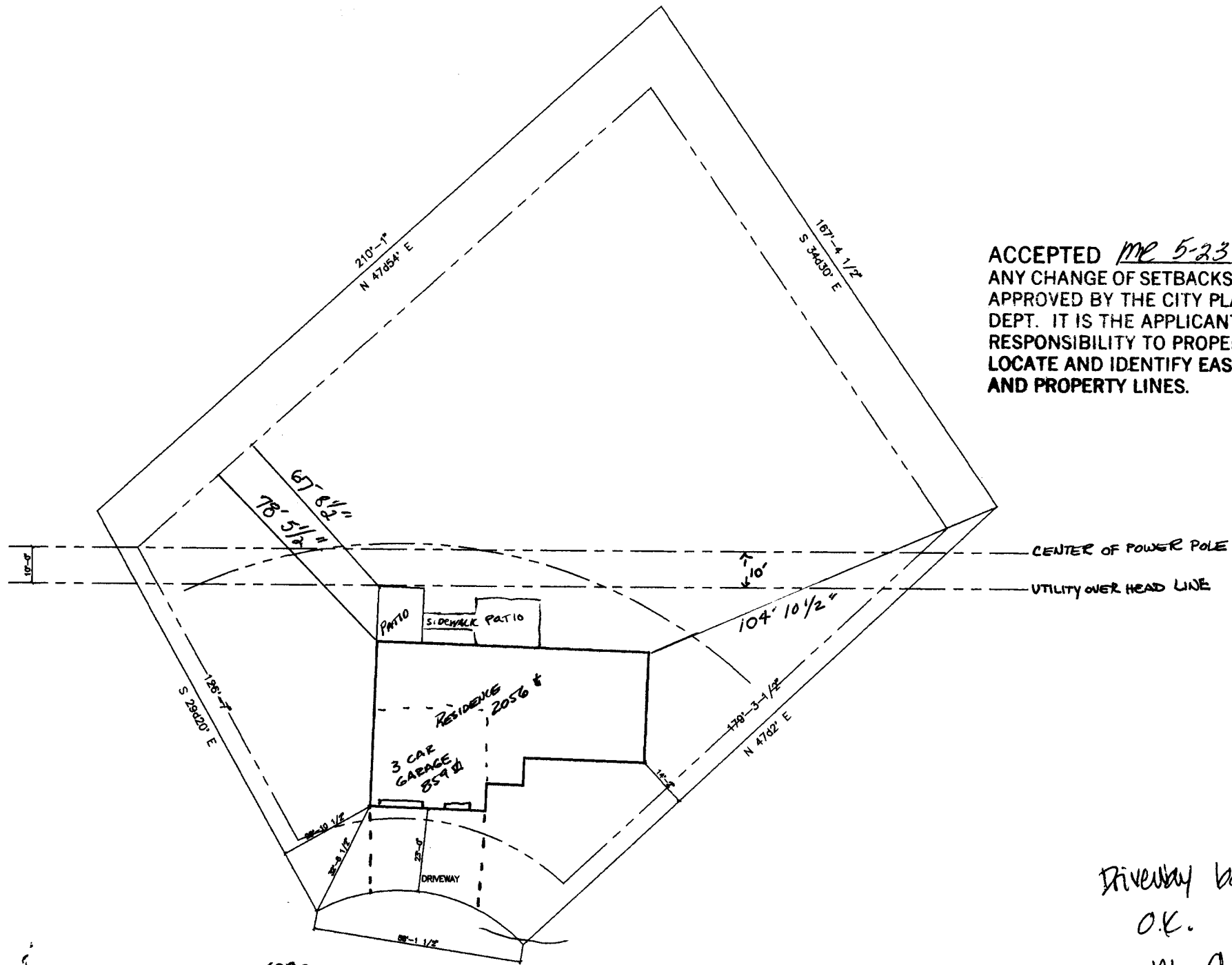
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/20/97
 Department Approval Marcia Rabideaux Date 5-23-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10209
 Utility Accounting [Signature] Date 5-23-97

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)



ACCEPTED ME 5-23-97
 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.

4280 APPLEWOOD COURT
 EMILIE & CHERYL PITTMAN

Driveway location
 O.K.
 Dr. Ashlock
 5/2/97