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BLDG PERMIT NO. 64812

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2849 Applewood St. TAX SCHEDULE NO. 2945-014-11-012
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200 sq ft
 FILING # 2 BLK 3 LOT 12 SQ. FT. OF EXISTING BLDG(S) 1600 sq ft
 (1) OWNER Lenny & Marie Sullivan NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2849 Applewood St. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Custom Construction USE OF EXISTING BLDGS Residence
 (2) ADDRESS 436 Gunnison Pl. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 972-6008 Add 200 sq ft To Existing Home Addition

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions ACC approval
 Maximum Height 32' required (NOA)
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 4/16/98
 Department Approval Ronnie Edwards Date 4/16/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Debbi Overholt Date 4/16/98

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 *Donnie* ~~4/16/98~~ 4/16/98
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.

