

FEE \$	10.00
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BLDG PERMIT NO.	Not req'd due to #
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### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 160 Apple Ct TAX SCHEDULE NO. 2045-014-15-031

SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 130 sq ft shed

FILING BLK 7 LOT 31 SQ. FT. OF EXISTING BLDG(S) 1200

(1) OWNER Joseph & D. Miller NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2160 Apple Ct

(1) TELEPHONE 970 242 1942 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Eric Miller USE OF EXISTING BLDGS tool shed

(2) ADDRESS 2160 Apple Ct DESCRIPTION OF WORK AND INTENDED USE: work

(2) TELEPHONE 970 242 1942

**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 RSF5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt ---

Side 3' from PL Rear 10' from PL Special Conditions ---

Maximum Height --- CENSUS 10 TRAFFIC 21 ANNEX# ---

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Eric Miller Date 2-1-99

Department Approval K. Valdez Date 2-1-99

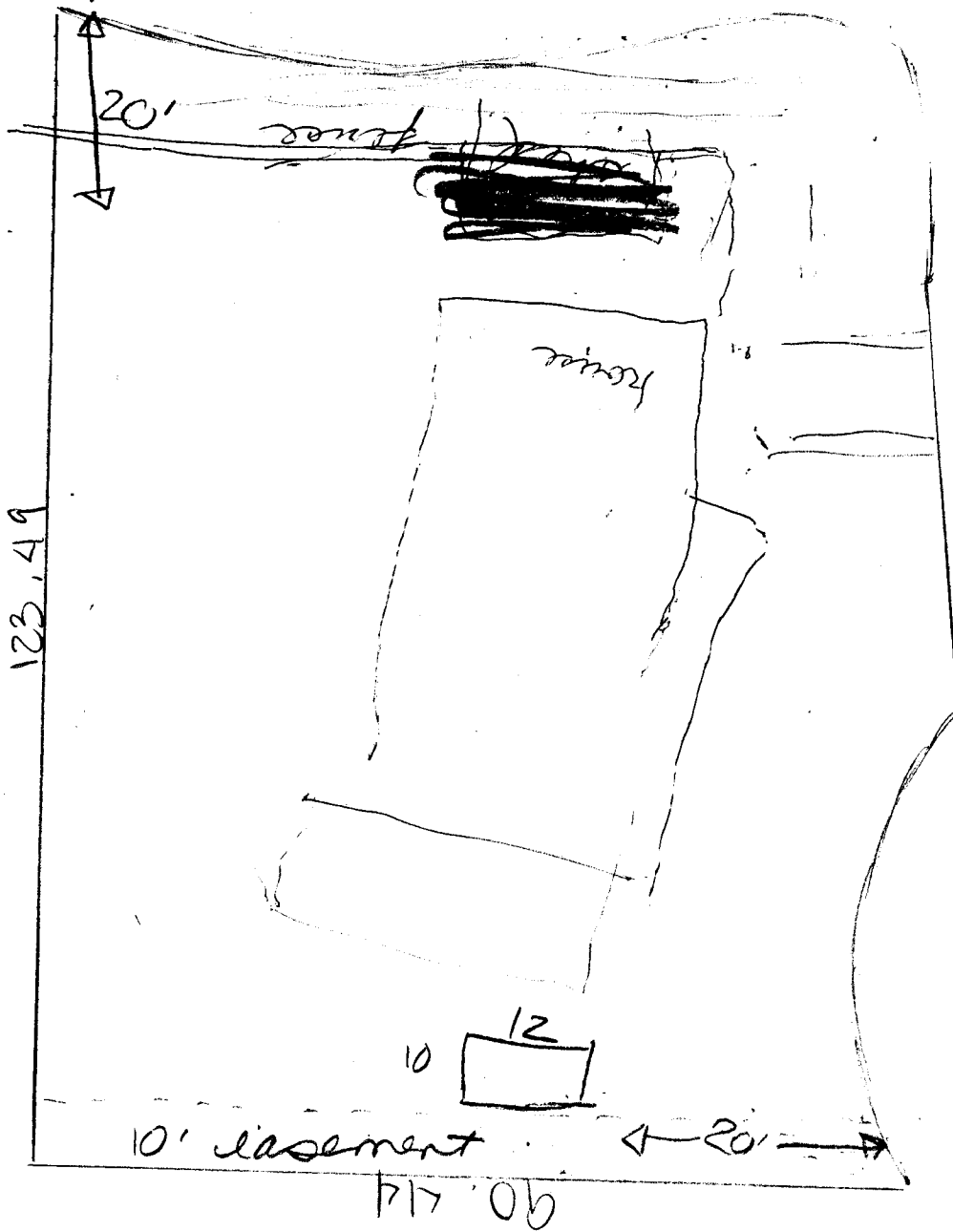
Additional water and/or sewer tap fee(s) are required: YES --- NO ✓ W/O No ---

Utility Accounting K. Duncan Date 2-1-99

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)

Applewood St



Apple Ct