

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 68294

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2559 Applewood Pl. TAX SCHEDULE NO. 2945 011 71 002  
 SUBDIVISION Apple Blossom HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1906  
 FILING \_\_\_\_\_ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER LEO WARREN NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2792 CORTLAND AVE NO. OF BLDGS ON PARCEL  
81506 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-0867  
 (2) APPLICANT MARVIN E. OLSON USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 509 C RAO JR 81503 DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE 256-7283 C-261-2577 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 RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20 23' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45 from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' - easement from PL  
 Maximum Height 32'  
 CENSUS 10 TRAFFIC 21 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 Marvin E. Olson Date 1-8-99  
 Department Approval Ronnie Edwards Date 1-11-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11851

Utility Accounting Debbie Panover Date 1-11-99

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)

61

S 89°54'45" E

246.52

Applewood Place

N 88°08'02" E

S 89°54'45" E

87.95'

23'

87.00'

DRIVEWAY

10'

10' Utility, Irrig. & Drainage Easement

BLOCK 1

8,947 Sq. Ft.

14' Multi-Purpose Easement

7'

N 00°00'46" E

103.28'

ONE 2

8,986 Sq. Ft.

N 00°00'46" E

103.28'

2559

30"0"

20' Grand Valley Project

87.90'

10'

20' Irrig. & Drainage Easement

Utility

87.00'

Easement

S 89°54'45" E

ACCEPTED *Ronnie* 11/1/99  
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.

Rebar

No.5 Rebar  
PE & PLS 14113