

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 68192

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

EX

BLDG ADDRESS 2659 Applewood Place TAX SCHEDULE NO. 2945-011-71.002
 SUBDIVISION Apple Blossom Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1906
 FILING _____ BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LEO WARREN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2792 Cortland Ave NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0867 USE OF EXISTING BLDGS _____
 (2) APPLICANT MARVIN E. OLSON DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS 509 C RADO DR. Home
 (2) TELEPHONE 256-7283

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 _____
 SETBACKS: Front 45'20" from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height 32' 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 12-31-98

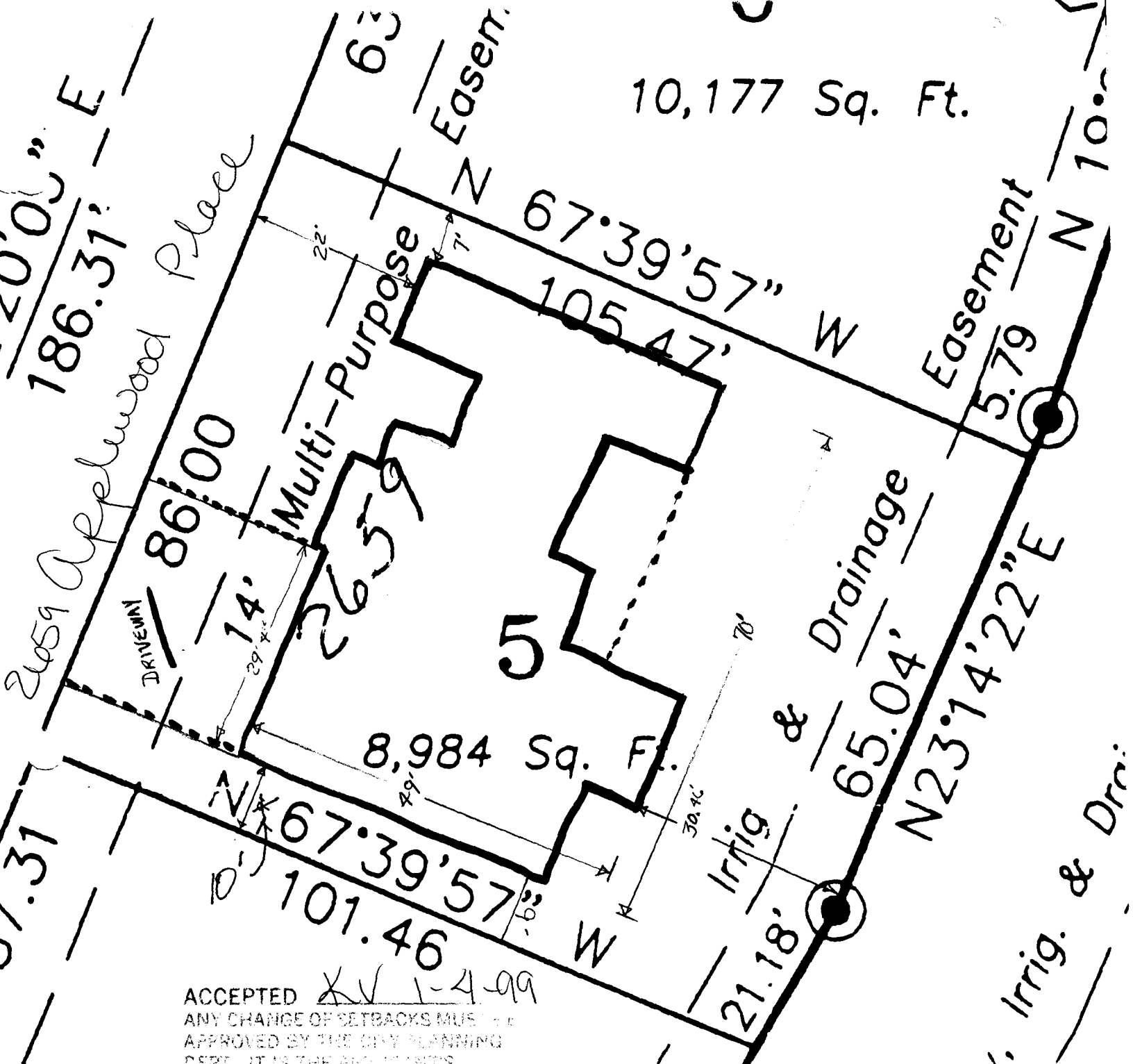
Department Approval [Signature] Date 1-4-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11841

Utility Accounting [Signature] Date 1-4-99

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)



ACCEPTED *KV 1-4-99*
 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.

2659 Applewood Place
Block 1 Lot 5

*Drive OK @ 10' off
 Property line
 Tick Down
 1-4-98*