

FEE \$	10 ⁻
TCP \$	-
SIF \$	292 ⁻



BLDG PERMIT NO. _____

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

*never done
 expired
 OK*

BLDG ADDRESS 2534 Maureen TAX SCHEDULE NO. 2945-011-06-001

SUBDIVISION Apple Blossom SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870±

FILING BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER LEO WARREN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2792 Cortland NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-243-0867 USE OF EXISTING BLDGS -

(2) APPLICANT Leo Warren DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2792 Cortland

(2) TELEPHONE 970-243-0867 new 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' - 20' on cul de sac from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions F-1998-014

Maximum Height 32' CENSUS 10 TRAFFIC 21 ANN# _____

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 Leo Warren Date 6-23-99

Department Approval Bonnie Edwards Date 6-25-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12428

Utility Accounting [Signature] Date 4/25/99

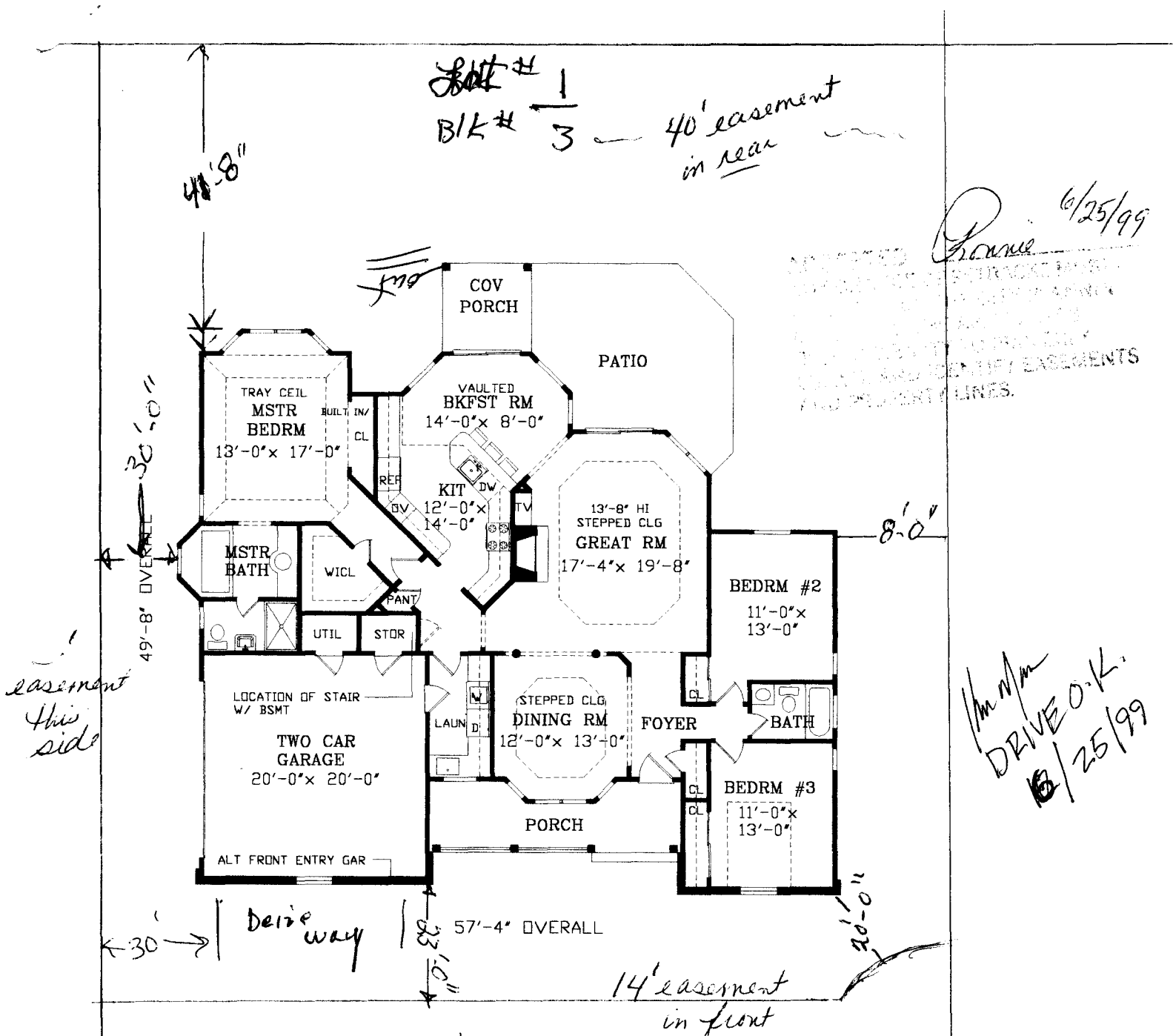
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FIRST FLOOR PLAN AX-93304

HomeStyles Publishing & Marketing

Site Plan



6/25/99
 Home
 APPROVED FOR THE STRUCKTURAL...
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1/2" = 1'-0"
 DRIVE O.K.
 6/25/99

2534 street
 Maurer Ct.

Site Plan

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