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|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ |        |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 70513

30"

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2537 Mauopen Ct TAX SCHEDULE NO. ID. 2945-011-06-006  
 Lot # 6 - Blk # 3  
 SUBDIVISION Apple Blossom Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1869 sq ft  
 FILING BLK #3 LOT #6 SQ. FT. OF EXISTING BLDG(S) n/a  
 (1) OWNER Jellin D. Greenlee NO. OF DWELLING UNITS  
David Schneider BEFORE: n/a AFTER: n/a THIS CONSTRUCTION  
 (1) ADDRESS 593 Greenfield PkE NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 256-9783 BEFORE: n/a AFTER: n/a THIS CONSTRUCTION  
 (2) APPLICANT Same as above USE OF EXISTING BLDGS Rede  
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: new  
 (2) TELEPHONE — const. - single family

**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 from property line (PL) Parking Req'mt 2  
 or 45 from center of ROW, whichever is greater Special Conditions File # FP-1998-014  
 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 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 David Schneider Date 6-7-99  
 Department Approval Pamie Edwards Date 6-8-99

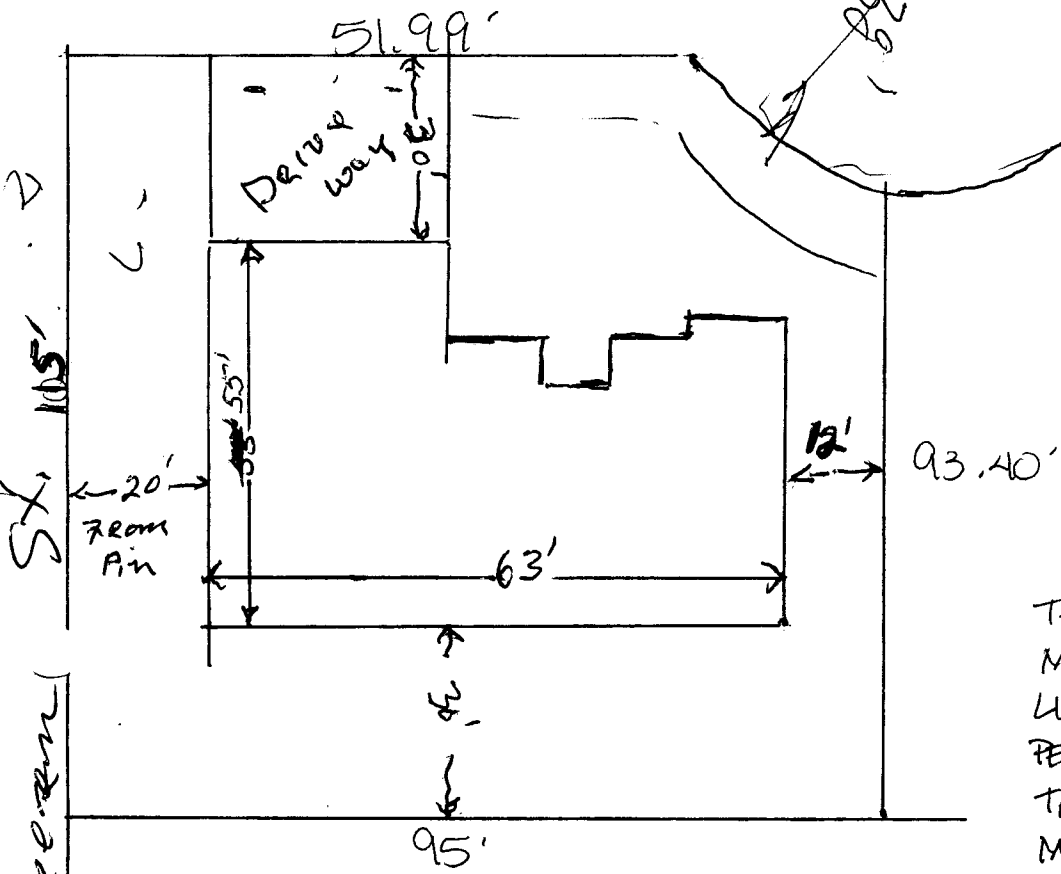
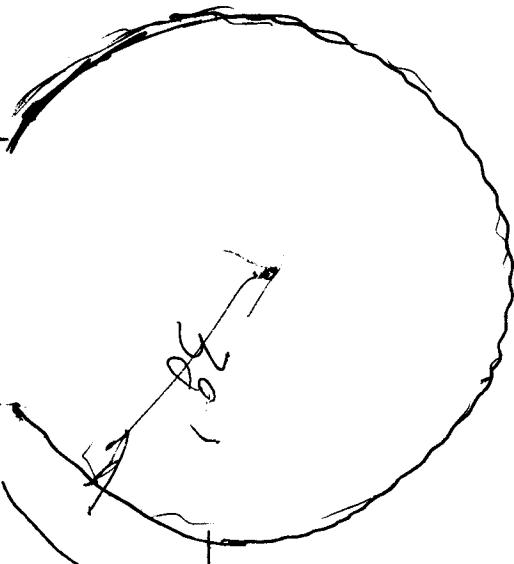
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12290

Utility Accounting with... Date 1-8-99

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)

Maureen Ct.



THE DRIVEWAY MUST BE A MIN. OF 20' FROM THE PROP. LINE ALONG MAUREEN ST. PER FIG. 1, APPENDIX II.7 OF THE T.E.D.S. MANUAL. THIS MAY REQUIRE THE GARAGE TO BE PLACED ON THE OPP. SIDE OF THE LOT.

2537 Maureen Ct.

KENT MARSH  
244-1451

BLK # 3 - LOT # 6

Ronnie 6/8/99

ACCEPTED  
I HEREBY ACCEPT THE PROPOSED  
PLACEMENT OF THE DRIVEWAY  
AND GARAGE AS SHOWN ON THE  
ATTACHED SITE PLAN AND  
STATEMENTS OF WORK AND  
STATEMENTS OF WORKS  
AND PROPERTY LINES.

Maureen St. 105'