

FEE \$	10.-
TCP \$	
SIF \$	292.-



BLDG PERMIT NO.	68841
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2554 Marleen Ct.</u>	TAX SCHEDULE NO. <u>2945 012 71 002</u>
SUBDIVISION <u>Appleblossom Heights</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1940</u>
FILING _____ BLK <u>3</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>LEO WARREN</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2792 CORTLAND AV.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-0867</u>	USE OF EXISTING BLDGS <u>Home N/A</u>
(2) APPLICANT <u>MARVIN OLSON</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW</u>
(2) ADDRESS <u>509-C RADO DR.</u>	<u>Home</u>
(2) TELEPHONE <u>256-7283</u>	

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>7'</u> from PL Rear <u>30'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>21</u> 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 <u>Marvin Olson</u>	Date <u>2-22-99</u>
Department Approval <u>K. Valdez</u>	Date <u>2-23-99</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. # 11956 TR88714

Utility Accounting <u>Chalanda</u>	Date <u>2-23-98</u>
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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)

DESIGN FOR LC
GEOTECHNICAL

No.5 Rebar w/Alum. ID PLS 18469

Sub.
onc.

N 89°54'51" W, 225.77
128.35 40.82 56.60

95.00' 99.98' 30.79'
Colo. Ute (Grand Valley Rural Power) Easement

(Bk.792 Pg.425 & Bk.800 Pg.18)

40' Utility, Irrig. & Drainage Easem't

South 10' of Power line Easem't Abandoned

1

11,106 Sq. Ft.

BLOCK

2

10,123 Sq. Ft.

THREE

3

11,376 Sq.

106.12 Pedestrian & Utility Easem't
No fencing is allowed on or
across pedestrian easement.

14' Multi-Purpose

N 00°00'46" E
2.22'

Easement

6' Utility Easem't
52.92'

96.30'
N 08°27'13" E

68.10 C14 C13

MAUREEN

DRIVEWAY

S 89°59'14" E

CT

N 61°06'37" E
62.65'

Drive OK
Tuck Down
2-22-99
4

S 67°39'
70.17'