

FEE \$	10.00
TCP \$	500.00
SIF \$	—

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

BLDG PERMIT NO. 73073



Your Bridge to a Better Community

BLDG ADDRESS 4125 APPLEWOOD Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1828 446 Garage
 TAX SCHEDULE NO. 2945-011-76-002 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Vista Del Norte TOTAL SQ. FT. OF EXISTING & PROPOSED 1828 Living 2274 Total
 FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER Brian Gortuch B.G. Enterprises NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS 2492 S. Broadway USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 243-5699 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Same as Owner ↑ TYPE OF HOME PROPOSED:
 (2) ADDRESS — Site Built Manufactured Home (UBC)
 (2) TELEPHONE — Manufactured Home (HUD)
 Other (please specify) —

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 PR-2 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES — NO —
 or — from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height — Special Conditions —
 CENSUS 10 TRAFFIC 21 ANNEX# —

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 Brian Gortuch Date 1-22-2000
 Department Approval Antonia Castells Date 2/1/00

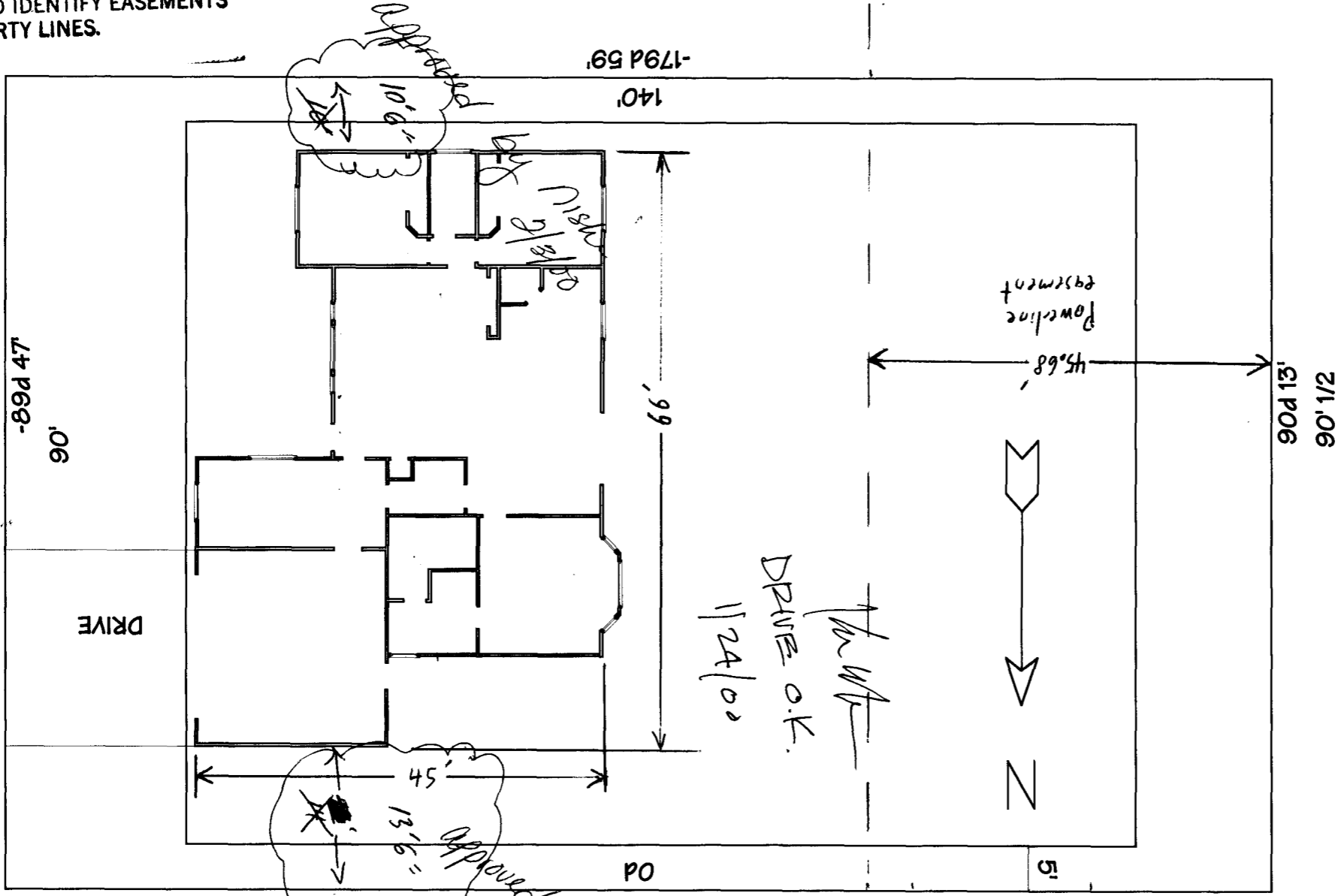
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12831</u>
Utility Accounting <u>Debi Deeholt</u>	Date <u>2/1/00</u>		

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 *4/11/00*
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.

APPLEWOOD COURT



4125 APPLEWOOD CT
Approved by *Misha*

DRIVE O.K.
1/24/00

Powerline easement

45.68'

N

Approved
10'6"

Approved
13'6"

90'

DRIVE

-89d 47

140'

-179d 59

140'

0d

90d 13'

90' 1/2