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

BLDG PERMIT NO. 73673



Your Bridge to a Better Community

BLDG ADDRESS 4125 Applewood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 96

TAX SCHEDULE NO. 2945-011-76-002 SQ. FT. OF EXISTING BLDGS 1828

SUBDIVISION Vista Del Norte TOTAL SQ. FT. OF EXISTING & PROPOSED 1924

FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER Dennis Donovan NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction

(1) ADDRESS 4125 Applewood USE OF EXISTING BUILDINGS HOME (Residence)  
Garden Shed

(1) TELEPHONE 254-1019 DESCRIPTION OF WORK & INTENDED USE Garden Shed.

(2) APPLICANT owner Dennis Donovan TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)

(2) ADDRESS 4125 Applewood  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 254-1019

**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~~ PR-2 Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL) Permanent Foundation Required: YES  NO   
or — from center of ROW, whichever is greater

Side 5' from PL, Rear 15' on easement from PL Parking Req'mt 0

Maximum Height — Special Conditions total GV easement 45.68'

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 Dennis Donovan Date 5-3-2000

Department Approval Ronnie Edwards Date 5-3-2000

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>Wabi Overholt</u>	Date	<u>5/3/00</u>

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

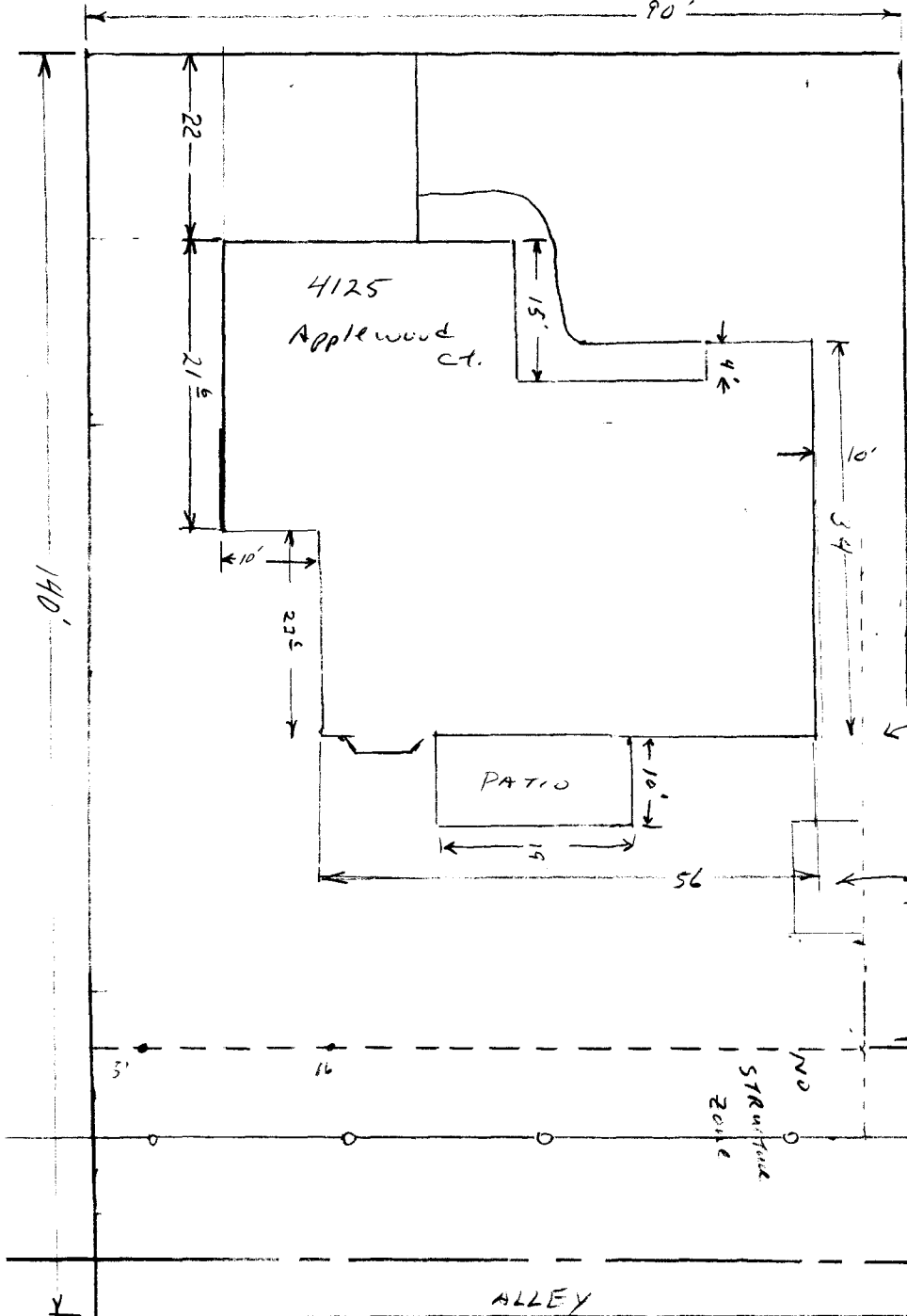
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4125 Applewood Ct.

SCALE 1/2" = 10'

FRONT

Street



APPROVED  
 FOR THE RANGE OF SETBACKS  
 AND EASEMENTS BY THE CITY OF  
 DENVER. THIS IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERTY  
 LOCATIONS AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Denise 5/3/00