

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 74228



Your Bridge to a Better Community

BLDG ADDRESS 2676 Applewood Pl SQ. FT. OF PROPOSED BLDGS/ADDITION 1,940
 TAX SCHEDULE NO. 2945-012-05-005 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Apple Blossom TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING - BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER _____
 (1) ADDRESS _____
 (1) TELEPHONE _____
 (2) APPLICANT David Schneider USE OF EXISTING BUILDINGS Residence
 (2) ADDRESS 593 Greenfield Cir E DESCRIPTION OF WORK & INTENDED USE New Home
 (2) TELEPHONE 256-9783 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS U 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 3-7-00
 Department Approval Yishi Wagon Date 3-8-00

Additional water and/or sewer tap fee(s) are required	<input checked="" type="radio"/> YES	NO	W/O No. <u>12924</u>
Utility Accounting	<u>Adams</u>	Date	<u>3-8-00</u>

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

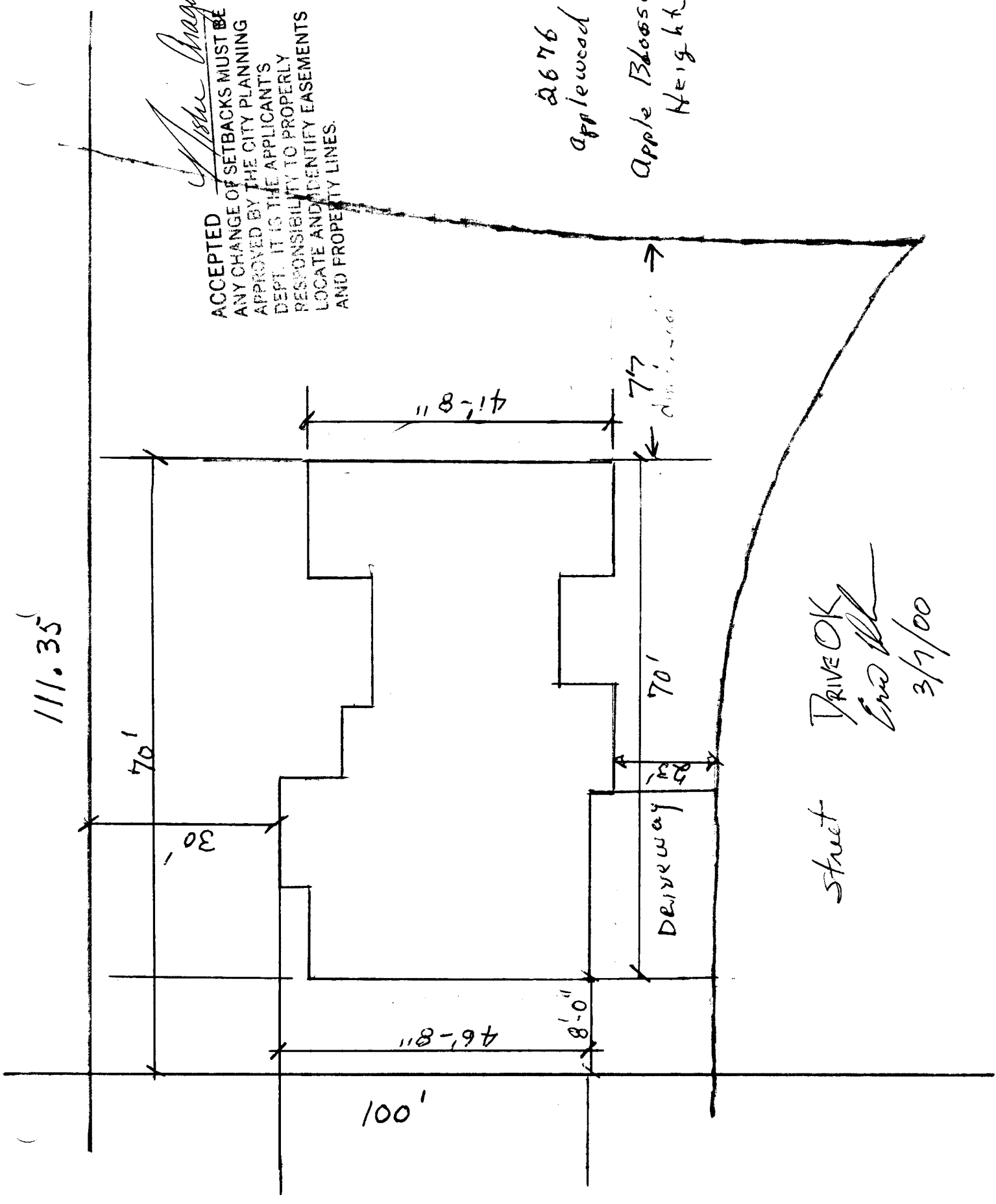
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

111.35'

John Mason 3/18/00

ACCEPTED
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.

2676
Applewood Pl
Apple Blossom
Heights



Street
DRIVE OK
End Pl
3/7/00