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|--------|-----|
| FEE \$ | 10  |
| TCP \$ | 500 |
| SIF \$ | —   |

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

BLDG PERMIT NO. 70503



Your Bridge to a Better Community

BLDG ADDRESS 4045 APPLEWOOD STREET SQ. FT. OF PROPOSED BLDGS/ADDITION 3453  
 TAX SCHEDULE NO. 2945-011-75-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION VISTA DEL NORTE TOTAL SQ. FT. OF EXISTING & PROPOSED 3453  
 FILING \_\_\_\_\_ BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER TIM JACKSON NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 865 HALL AVE USE OF EXISTING BUILDINGS NONE  
 (1) TELEPHONE 263-0231 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE  
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 32' 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 [Signature] Date 8/22/2000  
 Department Approval [Signature: Ronnie Edwards] Date 8-23-00

|  |   |    |                      |
|--|---|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>13347</u> |
| Utility Accounting                                     | <u>[Signature: Marshall Cole]</u>       |    | Date <u>8/23/00</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 *Ronnie* 8/22/00  
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.

