

NH

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	pd w/ PL

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

BLDG PERMIT NO. 74455



Your Bridge to a Better Community

4749-28031
 issued 6/25/99

BLDG ADDRESS 2534 Maureen Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2390 S.F.

TAX SCHEDULE NO. 2945-011-06-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Apple Blossom Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 3 LOT I NO. OF DWELLING UNITS:
 Before none After: _____ this Construction

(1) OWNER Bob & Dorothy M. Jensen NO. OF BUILDINGS ON PARCEL
 Before none After: _____ this Construction

(1) ADDRESS 2823 Hawthorne Dr USE OF EXISTING BUILDINGS Res

(1) TELEPHONE 244-8561 DESCRIPTION OF WORK & INTENDED USE New Res

(2) APPLICANT David Schneider TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 593 Greenfield St E

(2) TELEPHONE 256-9783

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 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or 45' 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 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 David Schneider Date 3-23-00

Department Approval Santa J. Costello Date 3-24-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12428</u> <u>6/25/99</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>3/24/00</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)

128.35

2534 Maurcen Ct.
~~2676 Applewood Pl~~
Lot # (I)
Blk 3

ACCEPTED SLC 3-24-00
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.

