

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 282235



Your Bridge to a Better Community

BLDG ADDRESS 2679 Applewood Pl. SQ. FT. OF PROPOSED BLDGS/ADDITION 2031

TAX SCHEDULE NO. 2945-011-04-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Apple Blkton Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2031

FILING _____ BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER LEO WARREN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2554 Maxwell Ct USE OF EXISTING BUILDINGS NEW HOME 0

(1) TELEPHONE 243-0867 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT MARVIN E. OLSON TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 406 Mirasa Ct.

(2) TELEPHONE 256-7283

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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

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 [Signature] Date 10/19/01

Department Approval [Signature] Date 10/23/01

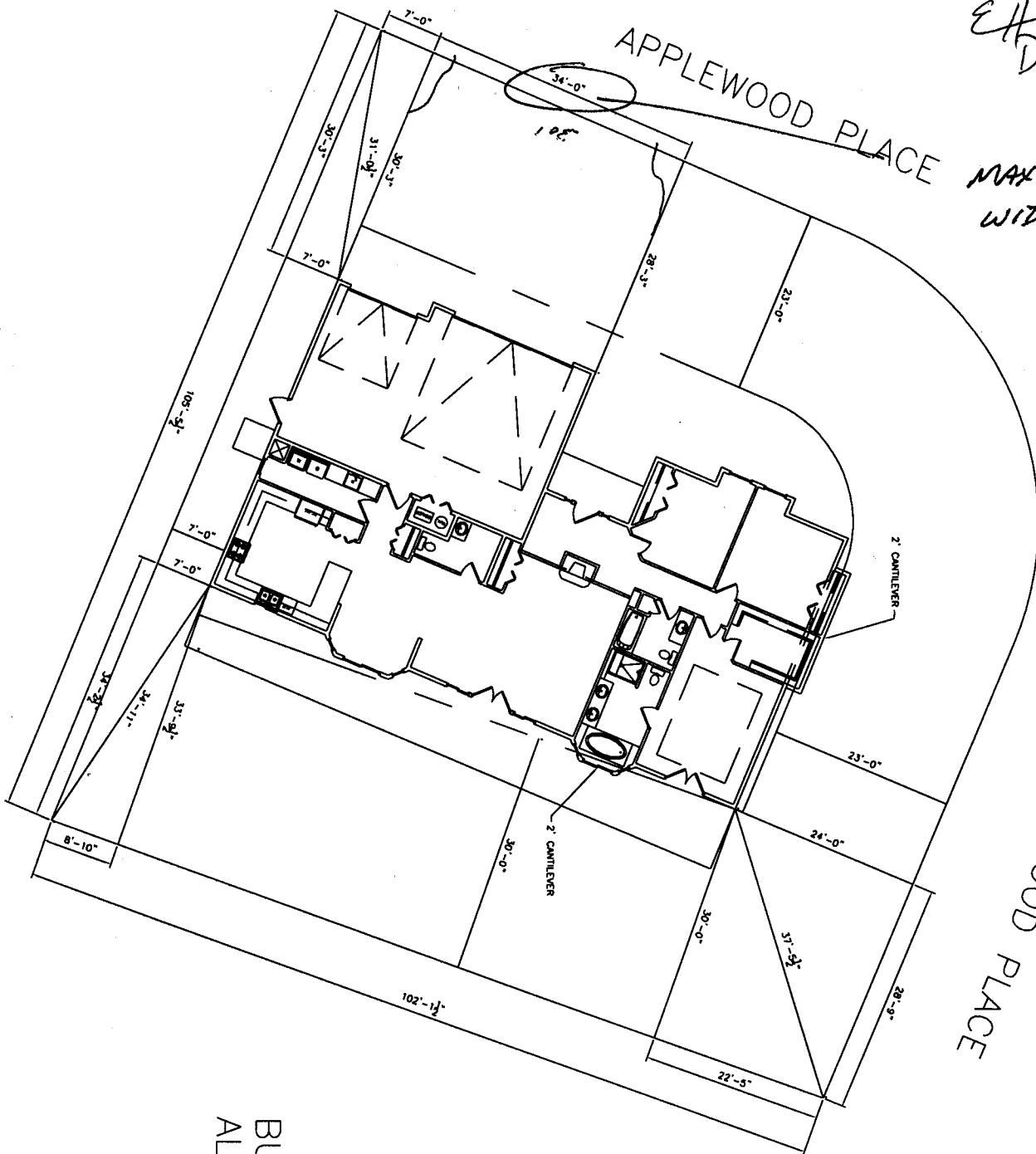
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14330</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/23/01</u>		

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)

ETH Drive ok
10/23/01

MAX DRIVE
WIDTH = 30 FT.



APPLE BLOSSOM HEIGHTS
LOT 6

BUILDER TO VERIFY
ALL SETBACKS

ACCEPTED *C. Faye Johnson*
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