

FEE \$	10.00
TCP \$	0
SIF \$	291.00

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

BLDG PERMIT NO. 86467



Your Bridge to a Better Community

ac

BLDG ADDRESS 2539 Applewood Place SQ. FT. OF PROPOSED BLDGS/ADDITION 2069.46
 TAX SCHEDULE NO. 2945-011-04-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Apple Blossom Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2069.46
 FILING _____ BLK # 1 LOT # 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Michael E Laurin Burke NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2588 Colley Lane USE OF EXISTING BUILDINGS New SFD
Grand Junction
 (1) TELEPHONE 970-243-6276 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT _____ 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 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 87' 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).

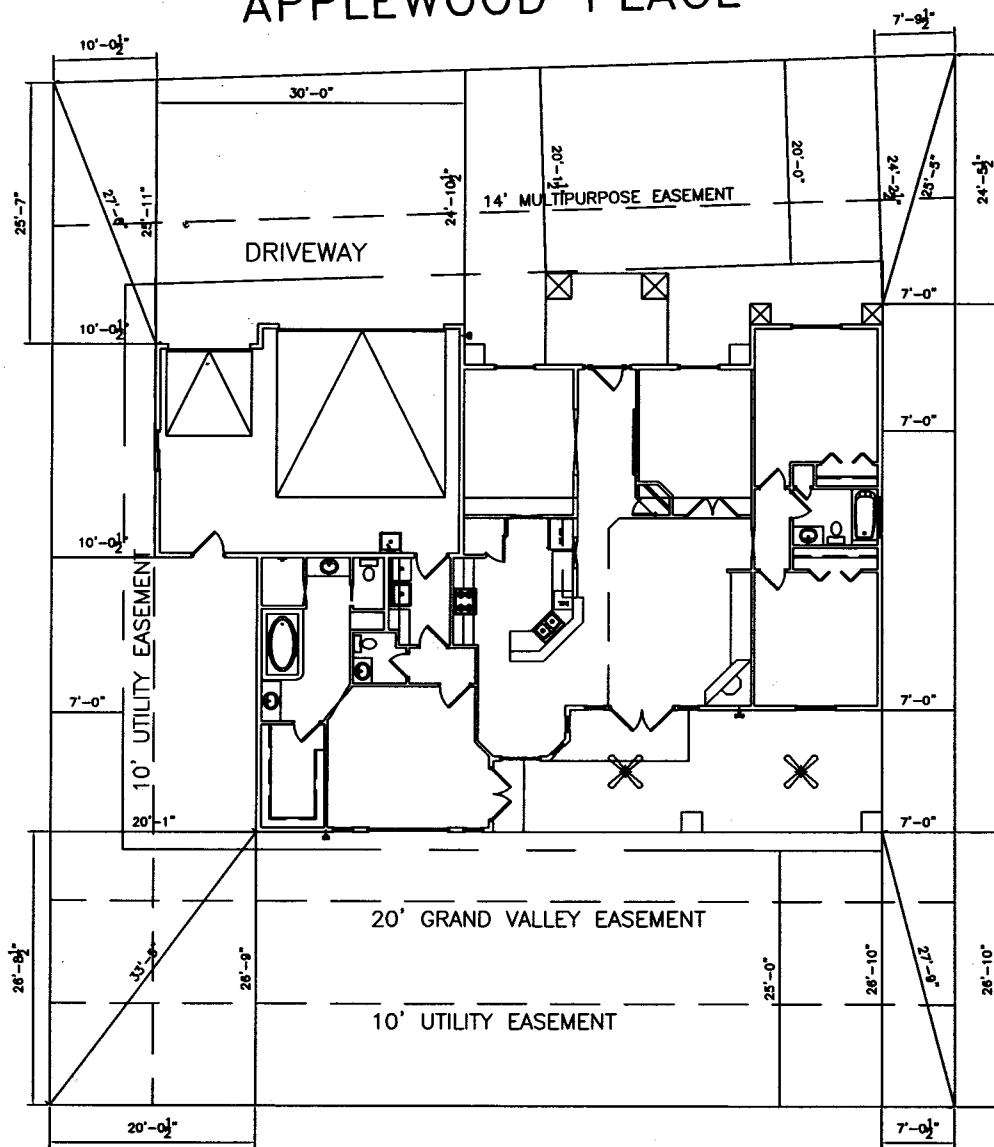
Applicant Signature Michael J. Bush Date 9-3-02
 Department Approval PB Gayleen Henderson Date 9-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Marshall Cole</u>	Date	<u>9/5/02</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)

DRIVE OK
CH 2/4/02

APPLEWOOD PLACE



9-5-02
ACCEPTED *Gayle Henderson*
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.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
SETBACKS DRAWN ARE PER INFORMATION PROVIDED BY OWNER