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TCP \$	
SIF \$	

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

BLDG PERMIT NO. 90765



15749-10019
 Building Address 2150 Apple Ct.
 Parcel No. 2945-014-15-030
 Subdivision Pheasant Run Spring Valley
 Filing 6 Block 7 Lot 30

No. of Existing Bldgs ~~2400~~ / Proposed _____
 Sq. Ft. of Existing Bldgs 2480 Proposed 308
 Sq. Ft. of Lot / Parcel 17800 +- Irrig. Size
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3400

OWNER INFORMATION:

Name Hollis & Lois Becker
 Address 2150 Apple Ct
 City / State / Zip Grand Junction Co 81502

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Owner
 Address _____
 City / State / Zip _____
 Telephone 242-5671

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Hollis Becker Date 8-7-03
 Department Approval Wishu Wagner Date 8/7/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Other Name</u>	Date <u>8/7/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... []
4. All **easements** and **rights-of-way** on the property. []
5. All **existing structures** on the property..... []
6. All **streets** adjacent to the property and **street names**..... []
7. All existing and proposed **driveways**..... []
8. Location of existing and/or **proposed parking** and **number of spaces**. []
9. Location of streams and/or **drainages** []

ACCEPTED *Wishu Shapiro 8/7/03*
 ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Any of the above information the applicant fails to show on the drawing

↑
NORTH
 167.33'

