

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 292.00

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

BLDG PERMIT NO. 90790



Building Address 2636 Applewood Pl
 Parcel No. 2945-011-05-003
 Subdivision Apple Blossom Heights
 Filing _____ Block 2 Lot 3

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 2,267 Proposed same
 Sq. Ft. of Lot / Parcel 10,710
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Leo Warren
 Address 2679 Applewood pl
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Michael Burke
 Address 2588 - Colley Lane
 City / State / Zip Grand Junction 81505
 Telephone 970-243-6276

***TYPE OF HOME PROPOSED:**

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

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions _____

Voting District D 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).

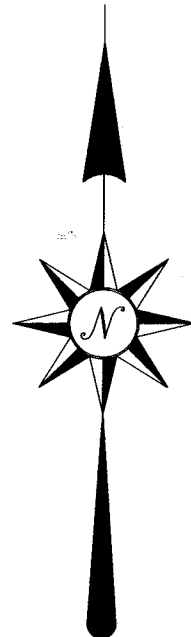
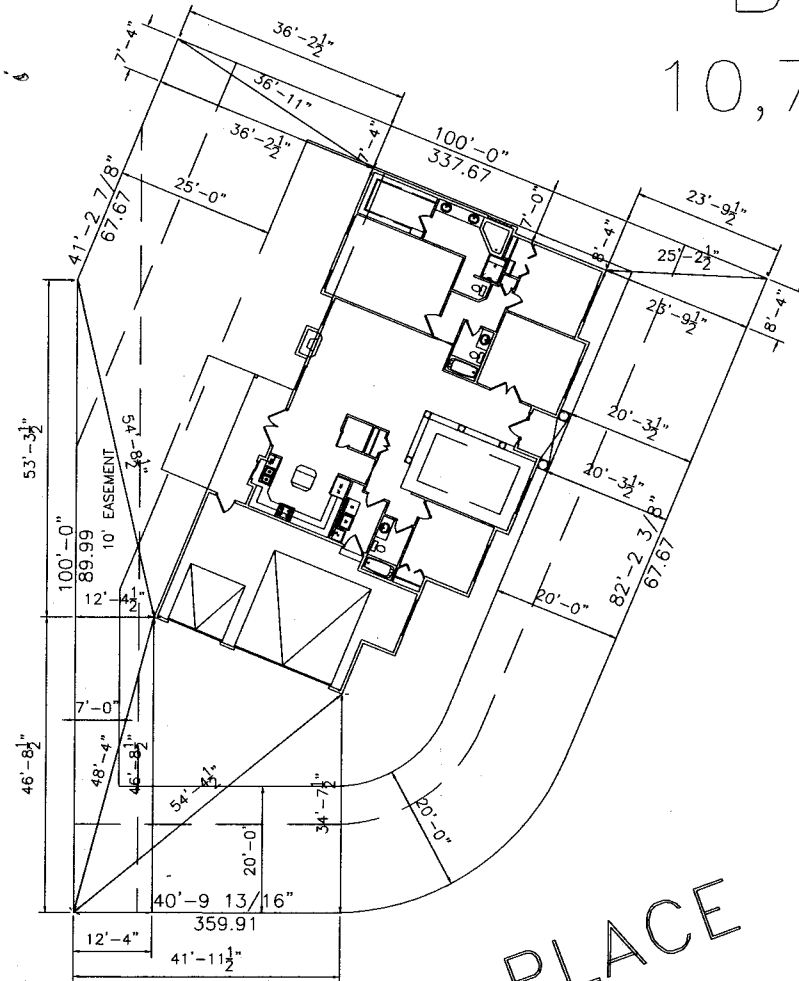
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Michael Burke Date 8-6-03
 Department Approval H.C. Gayer Date 8/7/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>D/Kramer</u>			Date <u>8/6/03</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)

LOT 3
 BLOCK 2
 10,710 SQ. FT.



OK
W
 8/5/03

8/17/03
 ACCEPTED
 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.

APPLEWOOD PLACE

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