

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

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

BLDG PERMIT NO. 883123



Your Bridge to a Better Community

BLDG ADDRESS 2656 approved P1 SQ. FT. OF PROPOSED BLDGS/ADDITION 2348
 TAX SCHEDULE NO. 2945-011-05-004 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Apple Blossom Hts TOTAL SQ. FT. OF EXISTING & PROPOSED 2348
 FILING BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Leo Warren
 (1) ADDRESS 2679 approved P1 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-6867 DESCRIPTION OF WORK & INTENDED USE new Home
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ 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 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

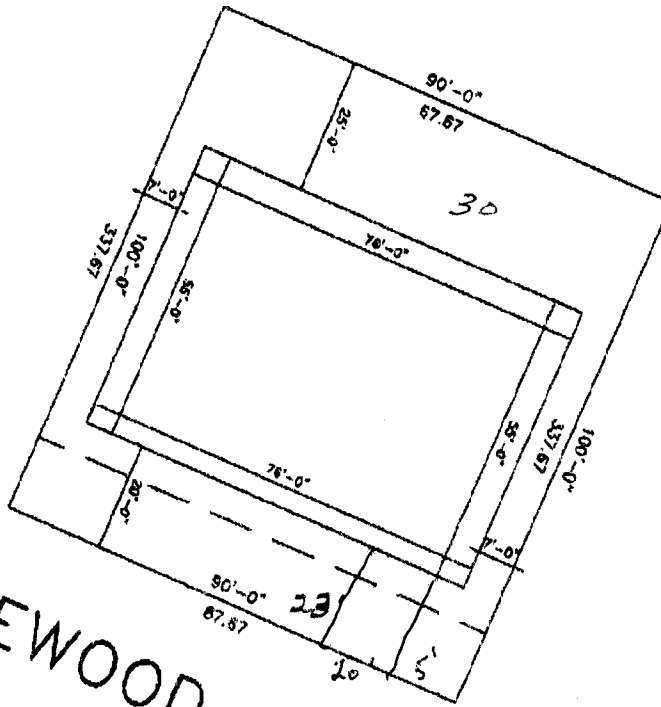
Applicant Signature Leo Warren Date 2-28-03
 Department Approval DK Gayle Henderson Date 3-3-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15791</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/3/03</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)

11/28/03 10:00 AM WORK FILE: C:\WORK\2003\LEOPARD\BLOSSOM\KENTON.DWG: 02/27/2003 11:12:28 AM HP LAYOUT: 1100



APPLEWOOD PLACE

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

*all
 m
 2/3/03*

2656 Applewood Pl
 LOT 4
 BLOCK 2
 9,000 SQ. FT.



3-3-03
ACCEPTED *Gayleen 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.