

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

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

BLDG PERMIT NO. 88362



Your Bridge to a Better Community

BLDG ADDRESS 2579 Applewood Pl SQ. FT. OF PROPOSED BLDGS/ADDITION 2348  
 TAX SCHEDULE NO. 2945-011-04-003 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Apple Blossom Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2348  
 FILING — BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: — After: — this Construction  
 (1) OWNER Leo Warren NO. OF BUILDINGS ON PARCEL  
 Before: — After: — this Construction  
 (1) ADDRESS 2679 Applewood Pl USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 243-0867 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 Alt Gayleen Henderson Date 3-3-03

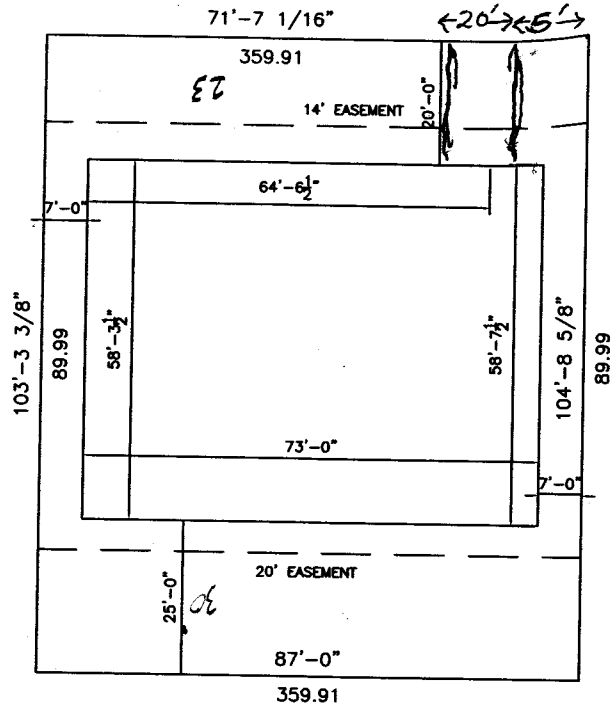
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15790</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/3/03</u>		

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)

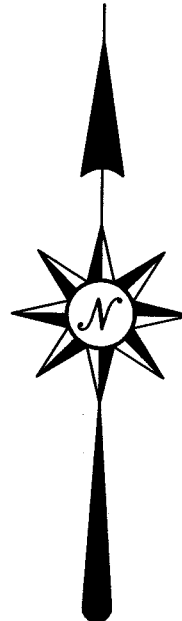
2579  
**APPLEWOOD PLACE**

LOT 3  
 BLOCK 1  
 8,993 SQ. FT.



*OK*  
*cc*  
 3/3/03

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



3-3-03  
*Jayleen Henderson*  
**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.**