

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2557 Maureen Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2089  
~~2253~~

TAX SCHEDULE NO. 2945-011-06-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Apple Blossom Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2089  
~~2253~~

FILING \_\_\_\_\_ BLK 3 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER Lisa Russell USE OF EXISTING BUILDINGS Single Family

(1) ADDRESS 2520 Garnet Ave #A DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(1) TELEPHONE 970-256-9498 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) APPLICANT Lisa Russell

(2) ADDRESS 2520 Garnet Ave #A

(2) TELEPHONE 970-256-9498

**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' "D" 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).

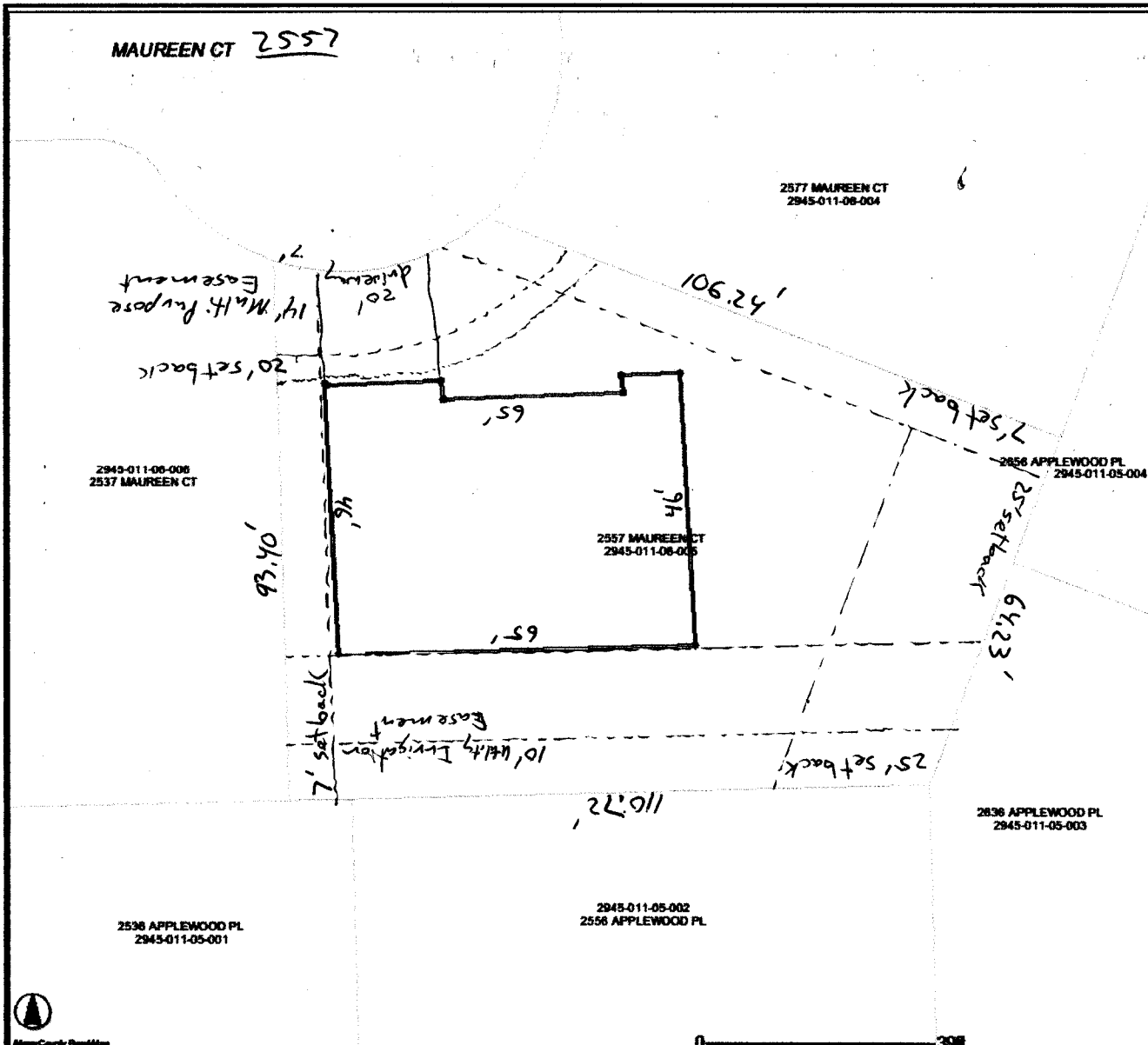
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Lisa M. Russell Date 10/3/03

Department Approval HC Taylor Date 10/8/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16637</u>
Utility Accounting	<u>Rothie Crowe</u>	Date	<u>10-8-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



Mesa County GIS  
544 Rood Ave.  
Grand Junction, CO 81501

DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

LEGEND			
+	Hospitals		Colorado National Monument
*	Police Stations		BLM Special Areas
▲	Fire Stations		Black Ridge Canyons
1	Schools		COLORADO CANYONS NATIONAL CONSERVATION AREA
	State Highways		BLM
	Roads		National Forest
	Lakes		
	Canals		

ACCEPTED *C. J. Taylor* 10/6/03  
 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.

*ole*  
*ll*  
 10/6/03