

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

91192-9862
2849 Applewood St

Building Address 2849 Applewood St No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945-014-10-012 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Spring Valley Sq. Ft. of Lot / Parcel 123
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Christine McDermott
 Address 2837 Grand Falls Cr
 City / State / Zip Grand Jet Co #3 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Storage shed
 *TYPE OF HOME PROPOSED: 4'x8'

APPLICANT INFORMATION:

Name _____
 Address same
 City / State / Zip _____
 Telephone _____

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

NOTES: Storage shed 4x8'

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 RMF-5 (Accessory) Maximum coverage of lot by structures 60%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

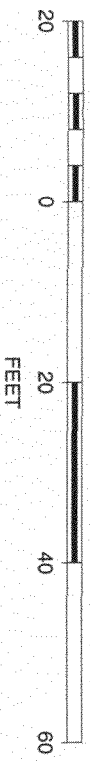
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 11-15-04
 Department Approval [Signature] Date 11/15/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>Shed</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-15-04</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)



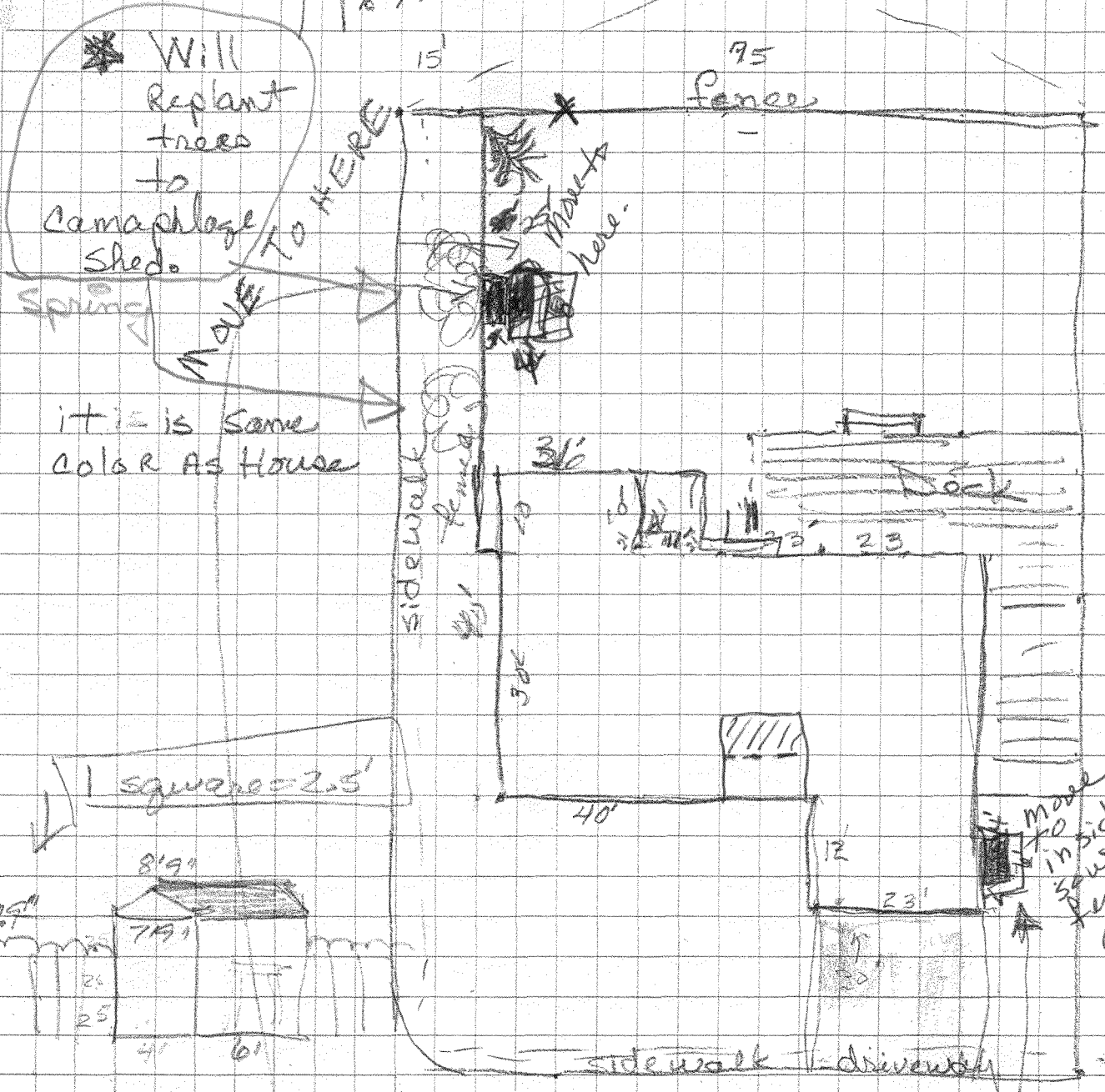
SCALE 1 : 258

ACCEPTED WISKEY RP
 APPROVED FOR SETBACKS MUST BE
 ANY CHANGES OF SETBACKS MUST BE
 CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



total 90' approx

Fence is 5' 6"
Shed is 8' 9"
8' 9"



Will Replant trees to Camouflage Shed.

Spring
move TO HERE
move TO HERE

it is same color as house

sidewalk

fence

30'

40'

23'

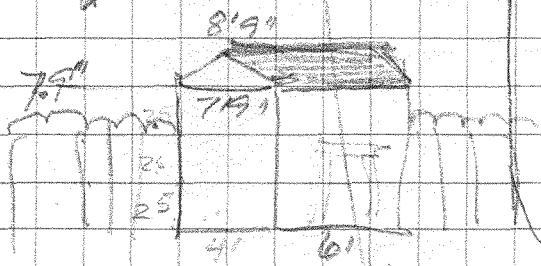
12'

sidewalk driveway

move to inside section fence area

N

1 square = 2.5'



HERE NOW

1 square = 5' general diagram