

FEE \$ 10.00  
 TCP \$ None  
 SIF \$ 292.00

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

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

Building Address 2574 Maureen Ct. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-011-06-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2188.91  
 Subdivision Apple Blossom High Heights Sq. Ft. of Lot / Parcel 11,376  
 Filing 1 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2937.6

**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 Sierra Homes / Michael Burke  
 Address 712 1/2 Willow Creek Rd  
 City / State / Zip Grand Junction, CO 81505  
 Telephone 970-210-0621

**\*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 W  
 (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).

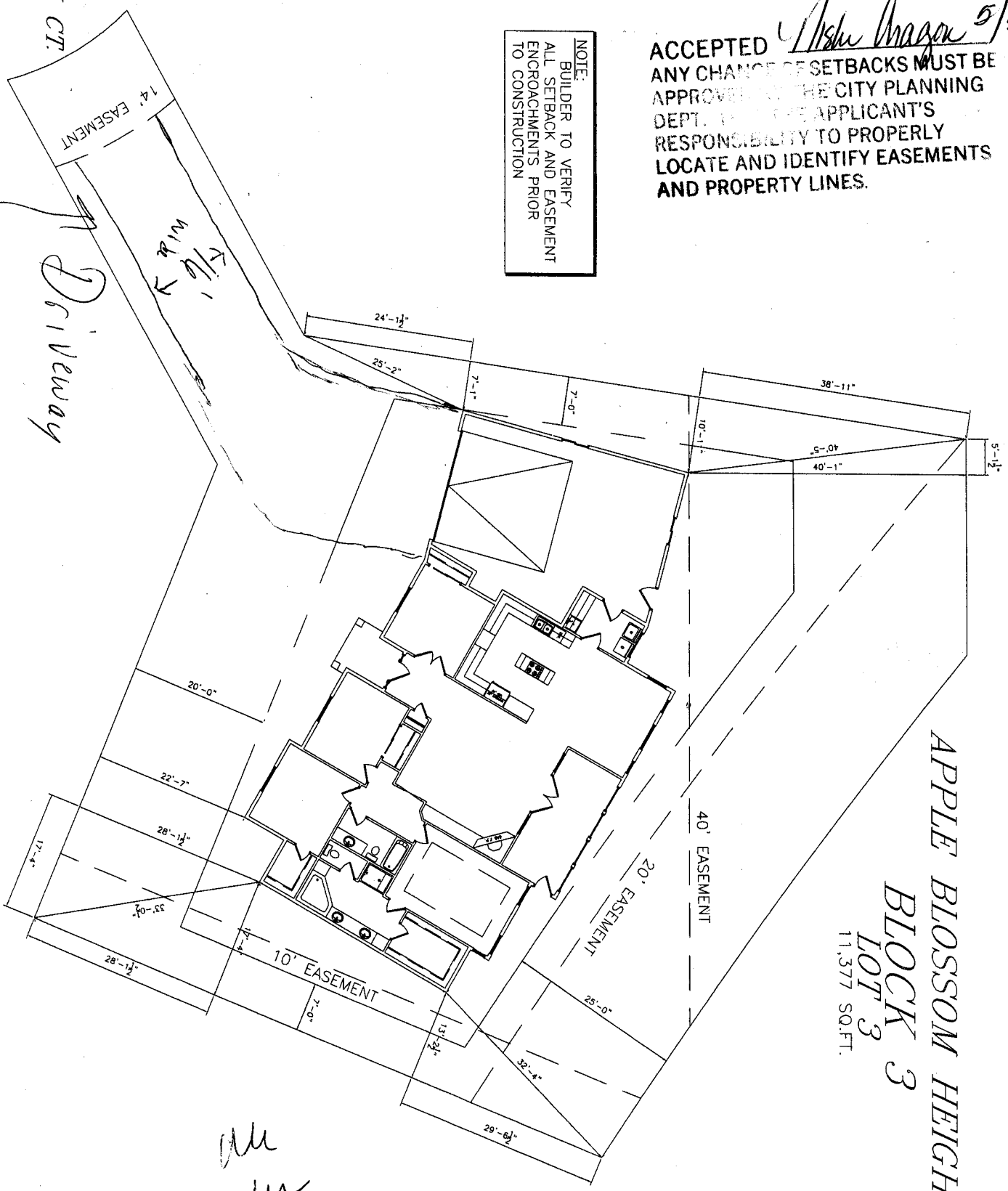
Applicant Signature Michael Burke Date 4/19/04  
 Department Approval Nancy Thayer Date 5/5/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17217  
 Utility Accounting D Kanover Date 5-5-04

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)

MAUREEN CT.

Driveway



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

ACCEPTED *Ashu Magan 5/5/04*  
 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.

APPLE BLOSSOM HEIGHTS  
 BLOCK 3  
 LOT 3  
 11,377 SQ.FT.

*MLL*  
*4/20/04*