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

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

Building Address 2420 Applewood Circle No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945 011 22 003 Sq. Ft. of Existing Bldgs 2240 Sq. Ft. Proposed 800  
 Subdivision Applecrest Sq. Ft. of Lot / Parcel 0.387 acres  
 Filing \_\_\_\_\_ Block Block 1 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 15'-4"

**OWNER INFORMATION:**

Name John Hess Linkard Corwell & Sub  
 Address 2420 Applewood Circle  
 City / State / Zip 6J CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sana  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-242-9169

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

PAID

PB

**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 PO Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 10 from PL Rear 20 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ 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).

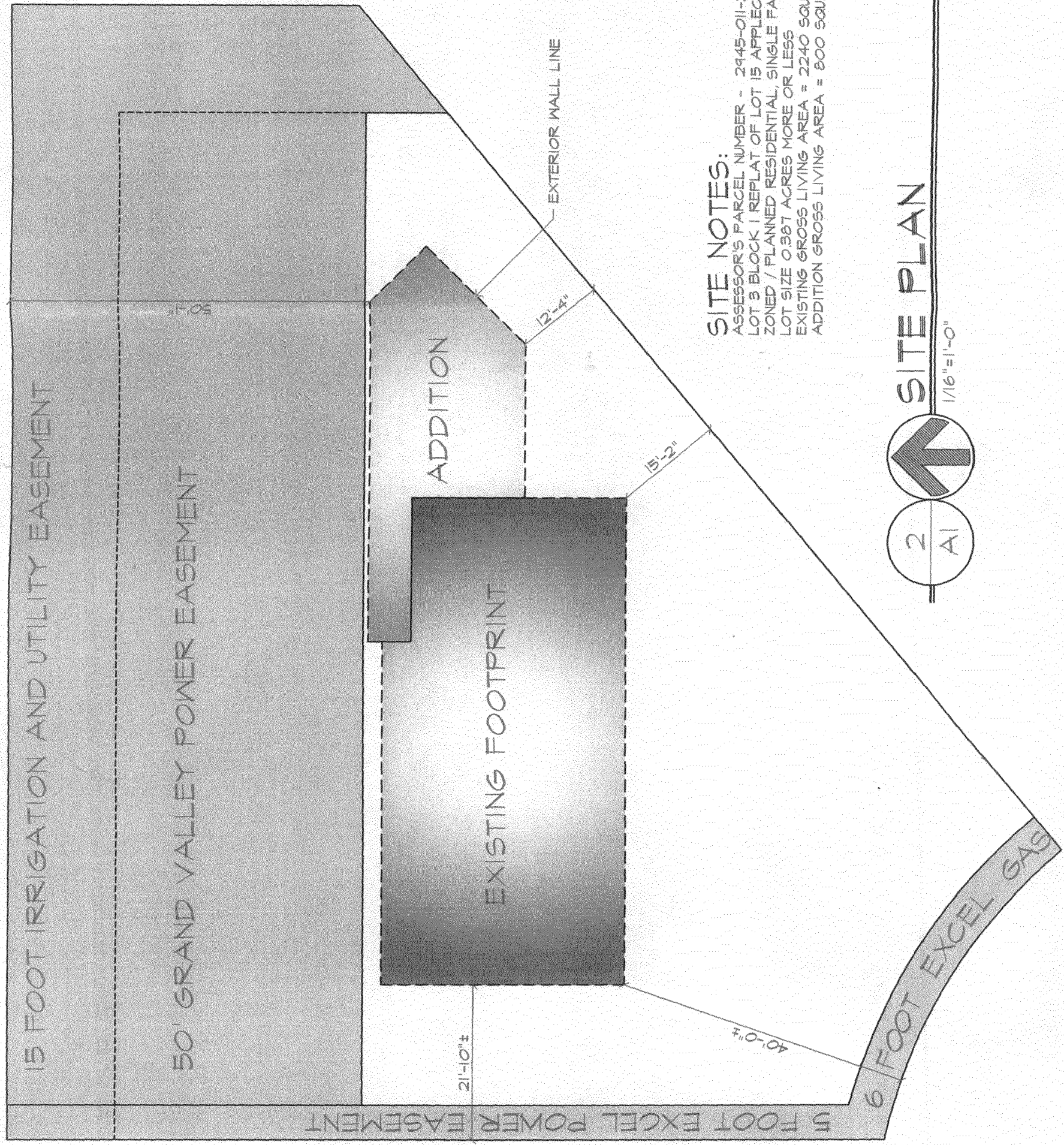
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature John Hess Linkard Date Feb 27 2008  
 Department Approval Pat Dungey Date 2/27/08

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No.

Utility Accounting T Benseley Date 2/27/08

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)



**SITE NOTES:**  
 ASSESSOR'S PARCEL NUMBER - 2445-011-27-003  
 LOT 3 BLOCK 1 REPLAT OF LOT 15 APPELCREST SUBDIVISION  
 ZONED / PLANNED RESIDENTIAL, SINGLE FAMILY  
 LOT SIZE 0.387 ACRES MORE OR LESS  
 EXISTING GROSS LIVING AREA = 2240 SQUARE FEET  
 ADDITION GROSS LIVING AREA = 800 SQUARE FEET

2  
A1

**SITE PLAN**  
 1/16" = 1'-0"