FEE \$ 10 PLANNING CLE	EARANCE BLDG PERMIT NO.
TCP \$ (Single Family Residential and	Accessory Structures)
SIF\$  Community Development Department  1969-10022	
Building Address 3225 Applewood	No. of Existing Bldgs No. Proposed
Parcel No. 2945 014-15-037	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed $4x9=32$
Subdivision Pheasant Run	Sq. Ft. of Lot / Parcel
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure
Name Rabbie & Dade	DESCRIPTION OF WORK & INTENDED USE:
Address 3225 Applewood Street	New Single Family Home (*check type below) Interior Remodel Addition Other (please specify):  Storese Shed
City/State/Zip Grand Jet. Colo 81506	Other (please specify): > 10 10 5 10 5 10 00
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address	Other (please specify):
City / State / Zip	NOTES:
Telephone	
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.	
	MMUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE R-5	Maximum coverage of lot by structures 60%
SETBACKS: Front 20/25 from property line (PL)	Permanent Foundation Required: YESNO
Side 5/3 from PL Rear 25/5 from PL	Parking Requirement
Maximum Height of Structure(s)	Special Conditions
Driveway Voting District Location Approval(Engineer's Init	ials)
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 Rallie Vale	Date 42 08
Department Approval Paul Hetwiech	Date 4/7/08
Additional water and/or sewer tap fee(s) are required:	YES NO WONO. NO Cha nieze

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code) (White: Planning) (Goldenrod: Utility Accounting) (Yellow: Customer) (Pink: Building Department)

**Utility Accounting** 

Date

ACCEPTED PLANSTBE
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.





