

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82706

*AC*



Your Bridge to a Better Community

BLDG ADDRESS 657 CROSSING SQ. FT. OF PROPOSED BLDGS/ADDITION 1335 #  
 TAX SCHEDULE NO. 2945-032-82-010 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Currett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1335 #  
 FILING 1 BLK 2 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 569 S. Westlake #3 USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 245-0672 DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) APPLICANT [Signature] TYPE OF HOME PROPOSED:  
 (2) ADDRESS [Signature]  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE [Signature]  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' \*Special Conditions Required Geotechnical Engg  
required to review & approve depth of underpinning  
 CENSUS 10 TRAFFIC 19 ANNX# \_\_\_\_\_

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 13 Dec 01  
 Department Approval [Signature] Date 12/17/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14438</u>
Utility Accounting	<u>Kate Elsbury</u>	Date	<u>12/17/01</u>

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

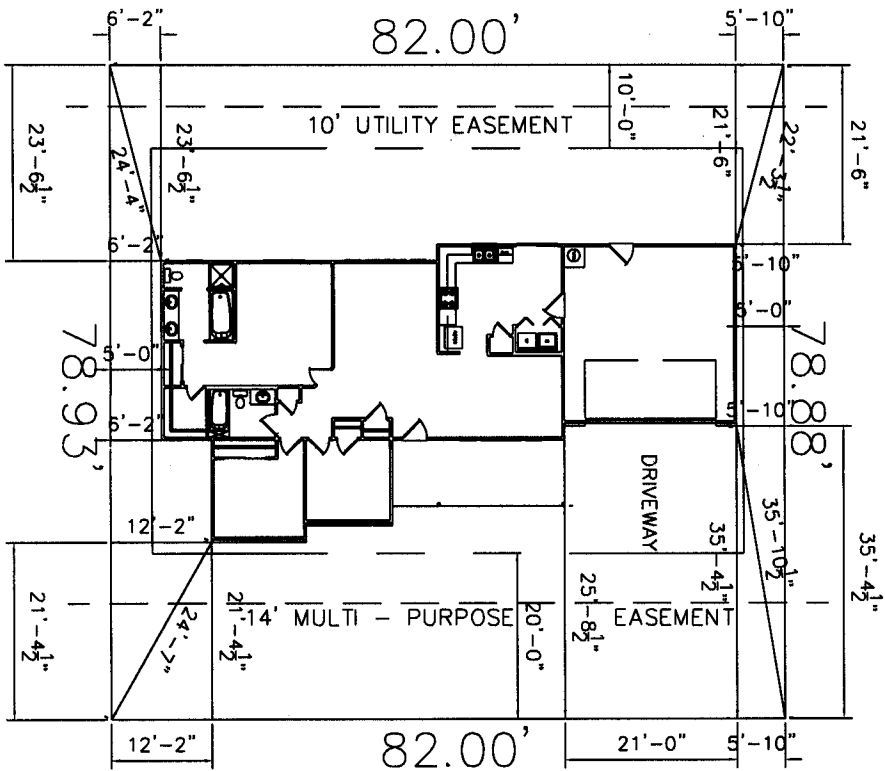
# GARRETT ESTATES SUBDIVISION

BLOCK 2

12/17/01

*C. Faye Gibson*

ACCEPTED  
 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



*CROSSING STREET*

*DRIVE OK  
 DVP  
 12/17/01*

LOT 10  
 6471 SQ. FT.

1335-2 CAR