

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 80661



Your Bridge to a Better Community

BLDG ADDRESS 661 CROSSING SQ. FT. OF PROPOSED BLDGS/ADDITION 1443 sq ft  
 TAX SCHEDULE NO. 2945-032-82-008 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Garrett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1443 sq ft  
 FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Lee Dong NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 655 CROSSING ST USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 234-1091 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  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 \_\_\_\_\_  
 CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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 9 Jul 01  
 Department Approval [Signature] Date 7/10/01

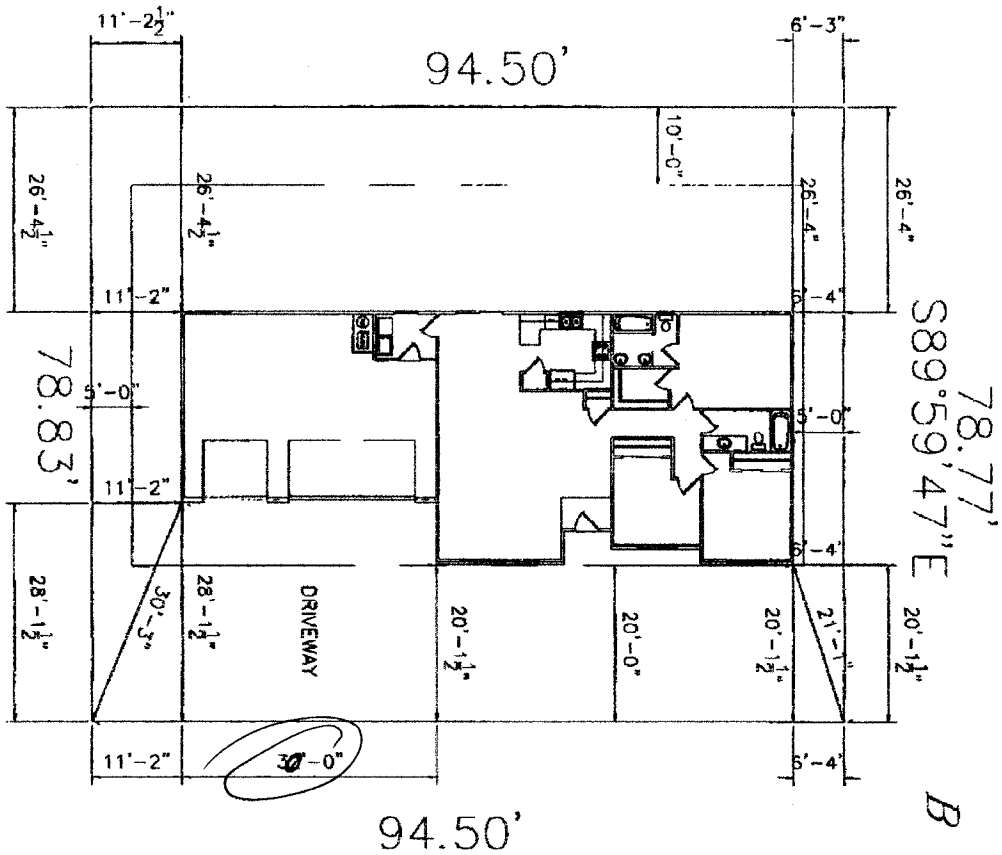
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No: <u>74102</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/10/01</u>

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

ACCEPTED *Alister Dragon 7/10/01*  
 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.



78.77'  
S 89° 59' 47" E

20'-1 1/2"  
B L O C K 2

LOT 8  
7447 SQ.F.

1443 PLAN

*max width is 30ft.*  
*DRIVE OK*  
*SH*  
*7/10/01*