

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

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

BLDG PERMIT NO. 81268

AC



Your Bridge to a Better Community

BLDG ADDRESS 660 GARRETT WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1443 #
TAX SCHEDULE NO. 2445-032-82-004 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION GARRETT ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1443 #
FILING 1 BLK 2 LOT 4 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 G. Westgate #3 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 20 Aug 01
Department Approval [Signature] Date 8/20/01

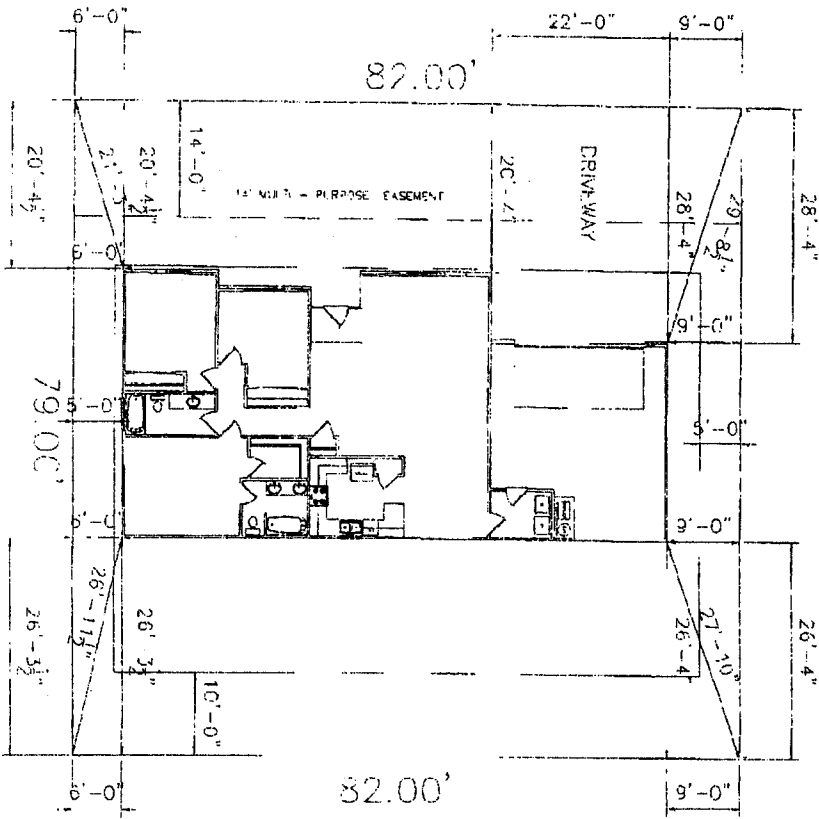
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14210</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/20/01</u>

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)

660

GARRETT WAY



GARRETT ESTATES SUBDIVISION

ACCEPTED *8/20/07*
C. J. Taylor
 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.

1443

BLOCK 4
 LOT 4
 6478 SQ. FT.

Quinn O'Connell
Frank Denny
 8-20