

FEE \$	10'
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 80286



Your Bridge to a Better Community

BLDG ADDRESS 663 Garrett way SQ. FT. OF PROPOSED BLDGS/ADDITION 1410 #

TAX SCHEDULE NO. 2945-032-81-007 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garrett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1410 #

FILING 1 BLK 1 LOT 7

(1) OWNER Lee Homes

(1) ADDRESS 655 Crossin

(1) TELEPHONE 234-1091

(2) APPLICANT ↑ ↑

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS 0

DESCRIPTION OF WORK & INTENDED USE New Residence

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

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 11-JUN-01

Department Approval [Signature] Date 6-11-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13021</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-11-01</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)

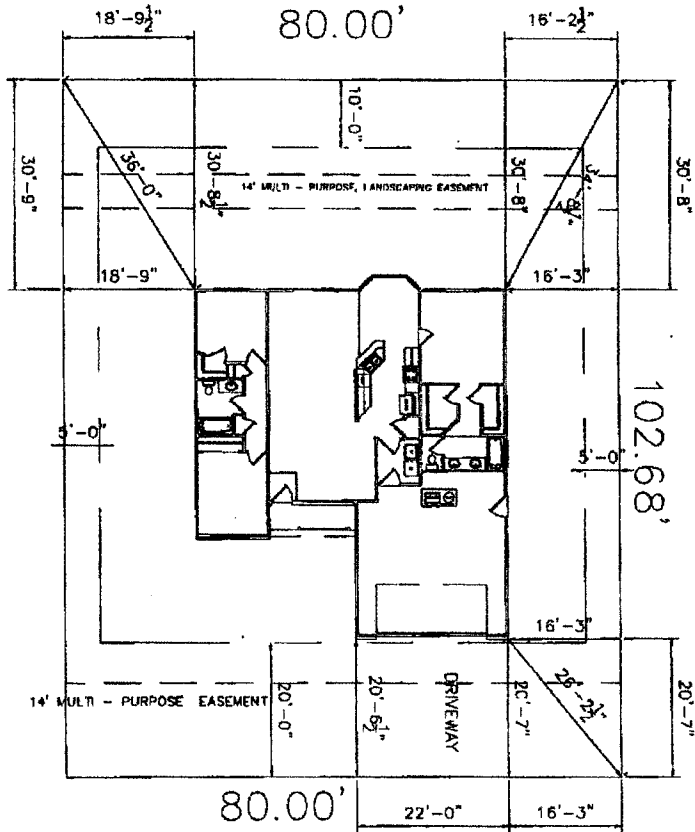
ACCEPTED *Ronnie 6/11/01*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

8215 SQ.FT.

LOT 7

GARRETT ESTATES SUBDIVISION

B L O C K 1



663

GARRETT WAY

1410 SF

DRIVE OK  
*DML*  
6/8/01