

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

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

BLDG PERMIT NO. 81246



Your Bridge to a Better Community

BLDG ADDRESS 664 GARRETTWAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1443 1/2
 TAX SCHEDULE NO. 2945-032-82-006 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION GARRETT ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1443 1/2
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) ADDRESS 569 S. Westlake #3 USE OF EXISTING BUILDINGS 2
 (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 7070
 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 16 Aug 01
 Department Approval C. Fay Johnson Date 8/20/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>8 14207</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)

GARRETT ESTATES SUBDIVISION

B L O C K 2

LOT 6
7395 SQ.FT.

1443 - 3 CAR

8/20/01
C. Fay 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.

664
GARRETT WAY
C17
10-02-2
XAM 04

