

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 80309



Your Bridge to a Better Community

BLDG ADDRESS 652 MARSHALL
 TAX SCHEDULE NO. 2945-032-84-001
 SUBDIVISION CARRETT ESTATES
 FILING 1 BLK 4 LOT 1

SQ. FT. OF PROPOSED BLDGS/ADDITION 1593
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1593

(1) OWNER Lee Hones

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

(1) ADDRESS 655 CROSSING ST

Before: 0 After: 1 this Construction

(1) TELEPHONE 234-1091

USE OF EXISTING BUILDINGS 0

(2) APPLICANT [Signature]

DESCRIPTION OF WORK & INTENDED USE New Resident

(2) ADDRESS [Signature]

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE _____

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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES 0 NO _____
 Parking Req'mt 2
 Special Conditions Geotech approval Req'd.
 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).

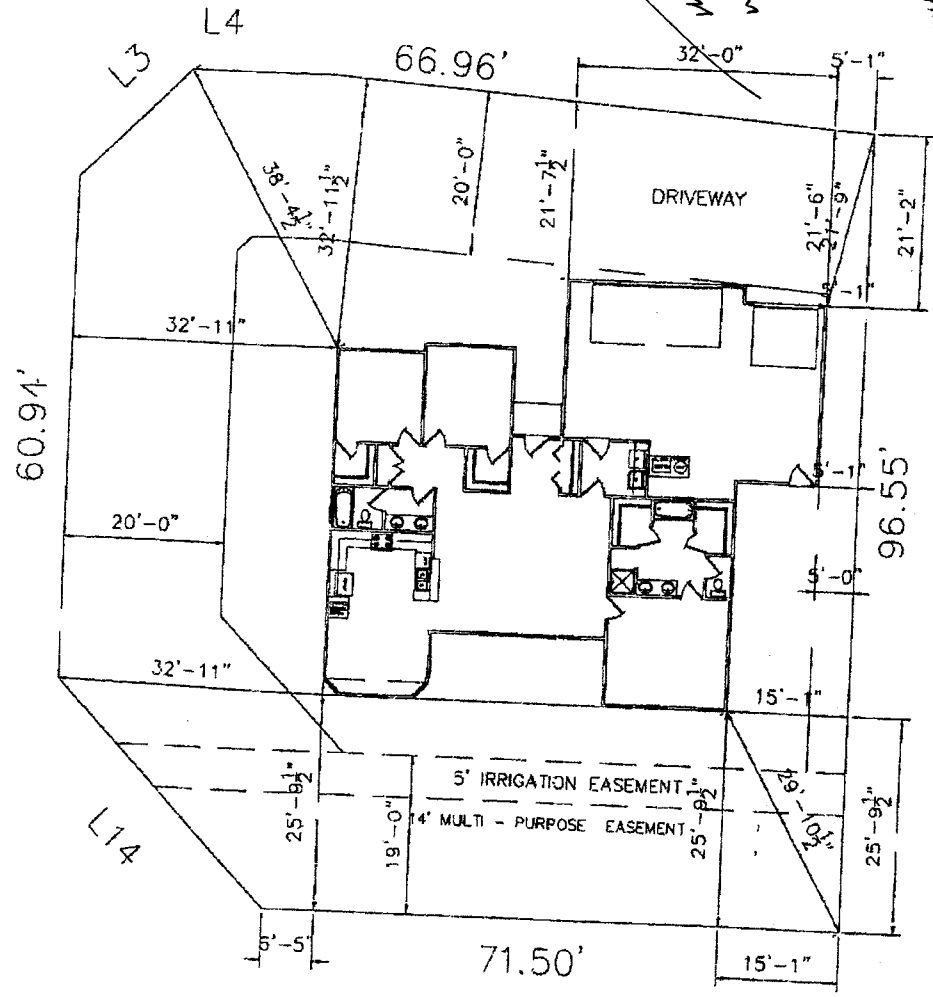
Applicant Signature [Signature] Date 31 MAY 01
 Department Approval C. Tony Mason Date 6/5/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14010</u>
Utility Accounting	<u>K Hart</u>	Date	<u>6/5/01</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

CROSSING STREET



10/1/01
 JHL
 6/15/01
 C. JAYE JOHNSON
 6/15/01
 JHL
 6/15/01
 C. JAYE JOHNSON

BLOCK 4

LOT 1

9306 SQ.FT.

6/15/01
C. Jaye Johnson

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.

1593-3

632 Marshall