

FEE \$ <u>210.00</u>
TCP \$
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79124



Your Bridge to a Better Community

BLDG ADDRESS 663 MARSHAL

TAX SCHEDULE NO. 2945-032-00166

SUBDIVISION GARRETT ESTATES

FILING 1 BLK 3 LOT 19

(1) OWNER Lee Homes

(1) ADDRESS Lee Homes

(1) TELEPHONE 234-1091

(2) APPLICANT [Signature]

(2) ADDRESS _____

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

SQ. FT. OF EXISTING BLDGS 2

TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction

USE OF EXISTING BUILDINGS 2

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

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 X NO _____

Parking Req'mt 2

Special Conditions Geotech report needed

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 1 MAR 01

Department Approval [Signature] Date 3/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13786</u>
Utility Accounting	<u>[Signature]</u>	Date <u>3/8/01</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

BLOCK 3

LOT 19

6250 SQ.FT.

RUCKMAN 1400 PLAN

663 Marshall

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.

MARSHALL STREET

OK
DRD
3/5/01

