

FEE \$	18.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 79125



Your Bridge to a Better Community

BLDG ADDRESS 667 MARSHAL

TAX SCHEDULE NO. 2945-032-00-166

SUBDIVISION CARRETT ESTATES

FILING 1 BLK 3 LOT 17

(1) OWNER Lee Homes

(1) ADDRESS 3038 FLAMECREST

(1) TELEPHONE 234-7091

(2) APPLICANT [Signature]

(2) ADDRESS _____

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 14000

SQ. FT. OF EXISTING BLDGS 2

TOTAL SQ. FT. OF EXISTING & PROPOSED 14000

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 90

Permanent Foundation Required: YES X NO _____

Parking Req'mt 2

Special Conditions Geotech Report needed

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 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>13789</u>
Utility Accounting	<u>[Signature]</u>	Date <u>3/8/01</u>	

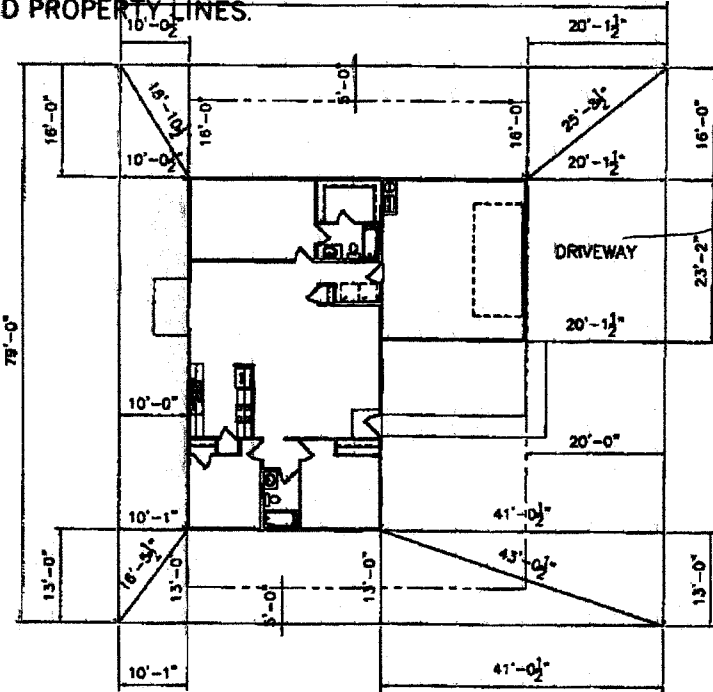
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12"

GARRETT ESTATES SUBDIVISION

ACCEPTED *Nishi Nagao 3/8/01*
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.



OK
AM
3/5/01

MARSHALL STREET

BLOCK 3

LOT 19
6250 SQ.FT.

RUCKMAN 1400 PLAN

667 Marshall