

FEE \$	10.00
TCP \$	0
SIF \$	20.00

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

BLDG PERMIT NO. 80433



Your Bridge to a Better Community

BLDG ADDRESS 674 Marshall Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1402

TAX SCHEDULE NO. 2945-032-83-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cornett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1402

FILING 1 BLK 3 LOT 12 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 655 Crossina St. USE OF EXISTING BUILDINGS PAID JUN 20 2001

(1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE Major Residence

(2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(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 Maximum coverage of lot by structures 70%

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 19 JUN 01

Department Approval [Signature] Date 6/20/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14042</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/20/01</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

5/31

GARRETT ESTATES SUBDIVISION

BLOCK 3

LOT 12

9521 SQ.FT.

674 Marshall Ct

SCARBROUGH PLAN

ACCEPTED *Alisa Chason* 4/20/01
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.

MARSHALL COURT

