

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

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

BLDG PERMIT NO. 82970



Your Bridge to a Better Community

BLDG ADDRESS 654 CROSSING ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 #

TAX SCHEDULE NO. 2945-032-83-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CARLETT ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1196 #

FILING 1 BLK 3 LOT 1

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

(1) OWNER Lee Hones NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 569 S. Westside #3

(1) TELEPHONE 245-0672 USE OF EXISTING BUILDINGS 0

(2) APPLICANT [Signature] DESCRIPTION OF WORK & INTENDED USE New Residence

(2) ADDRESS _____ 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 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from Engineer req'd

CENSUS 10 TRAFFIC 19 ANNEX# _____

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 11 JAN 02

Department Approval Gayles Henderson Date 1-14-02

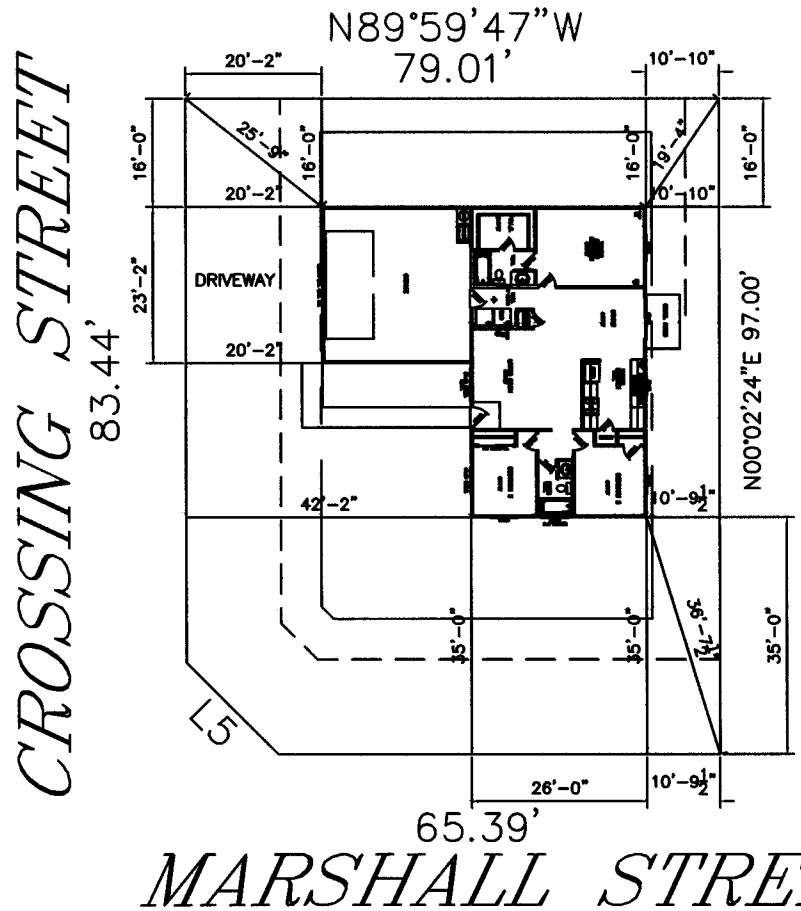
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14503</u>
Utility Accounting	<u>Katherine Isberg</u>	Date	<u>1/14/02</u>

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)

1-14-02
 Gayleen Henderson
 BLOCKS MUST
 BE PLANNED
 APPLICANTS
 TO PROPERTY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

GARRETT ESTATES SUBDIVISION



BLOCK 3
 LOT 1
 7569 SQ.FT.
 1196 SF

DRIVE OK
 DRP
 1/11/02