

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

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

BLDG PERMIT NO. 83776



Your Bridge to a Better Community

BLDG ADDRESS 656 CROSSING SQ. FT. OF PROPOSED BLDGS/ADDITION 1409

TAX SCHEDULE NO. 2945-032-83-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garnett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1409

FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 569 S westgale #3 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 245-0672 DESCRIPTION OF WORK & INTENDED USE NEW 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 20 MAR 02

Department Approval [Signature] Date 3/20/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14675</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/21/02</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)

GARRITT ESTATE'S SUBDIVISION

B 1.0 C K 3

LOT 2

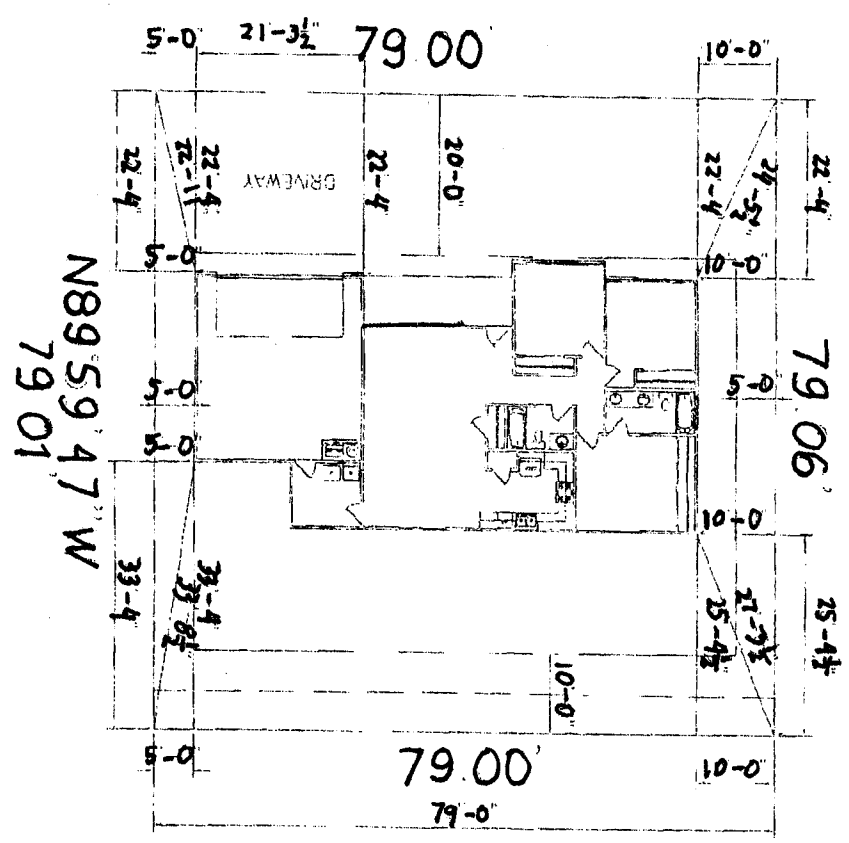
6244 SQ.FT.

1409 SF RPT

656 CROSSING

CROSSING STREET

DRIVE OK  
3/2/02  
AW



ACCEPTED  
 3/2/02  
 [Signature]  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AS THE PLANNING DEPARTMENT IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

OK

GARRETT ESTATES SUBDIVISION

B L O C K 3

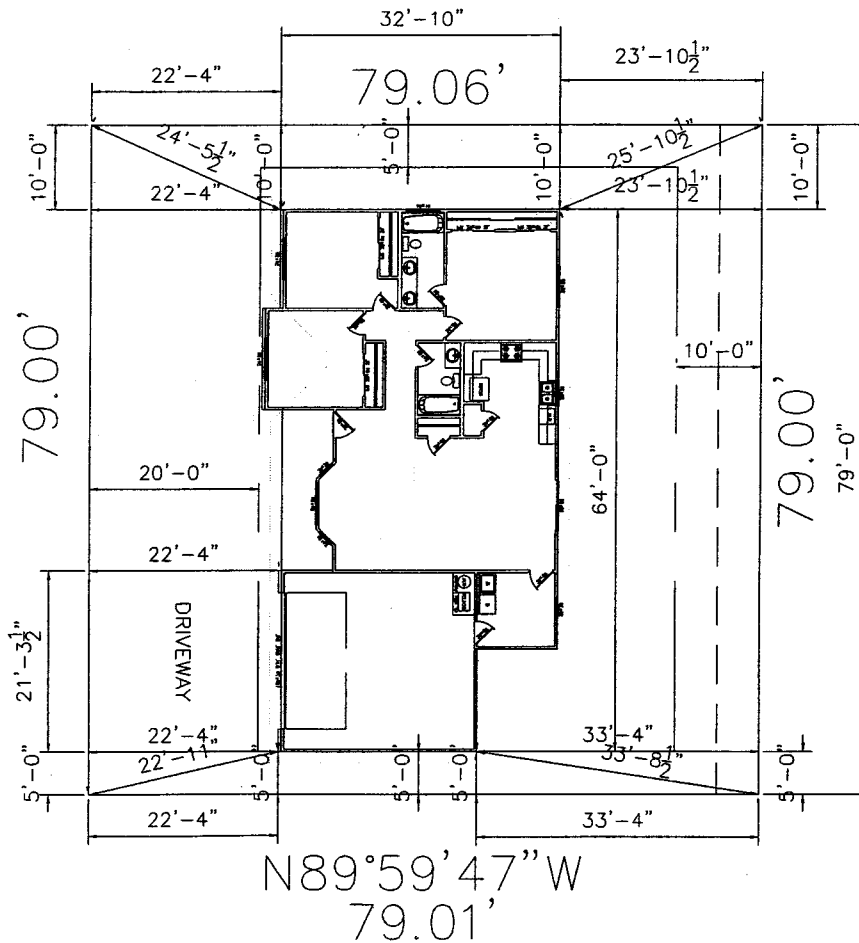
LOT 2

6244 SQ.FT.

1409 SF

CROSSING STREET

959



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 REVIEWED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERTY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Reviewed*  
*3/3/2002*  
*Jay Albin*