

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

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

BLDG PERMIT NO. 83254



Your Bridge to a Better Community

BLDG ADDRESS 660 Crossings St SQ. FT. OF PROPOSED BLDGS/ADDITION 1400 #  
 TAX SCHEDULE NO. 2945-032-83-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Cavett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 #  
 FILING 1 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction  
 (1) OWNER Lee Hovus NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction  
 (1) ADDRESS 569 S. westlake #3 USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE ~~257-5432~~ 245 0672 DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) APPLICANT JA JA TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 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 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 11 Feb 02  
 Department Approval [Signature] Date 2/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14575</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-12-02</u>		

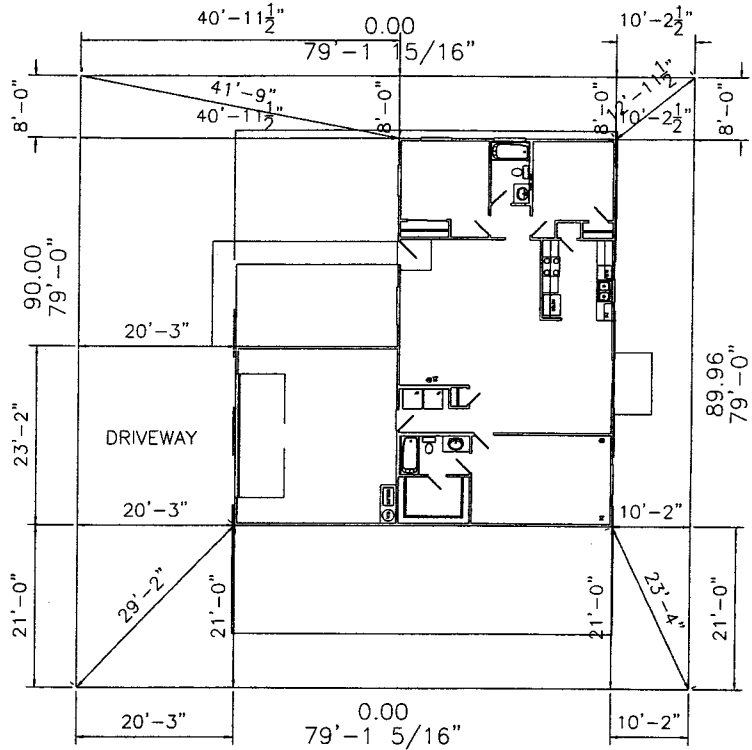
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# GARRETT ESTATES SUBDIVISION

B L O C K 3

660

CROSSING STREET



LOT 4  
6466 SQ.FT.  
MOD 1400 2-CAR

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

*Chauhan*  
2/12/02

DRIVE OK  
DNL  
2/12/02