

FEE \$	10.00
TCP \$	<i>[initials]</i>
SIF \$	292.00

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

BLDG PERMIT NO. 84898



Your Bridge to a Better Community

BLDG ADDRESS 672 CROSSING ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 #
 TAX SCHEDULE NO. 2945-032-83-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Carnett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1196 #
 FILING 1 BLK 3 LOT 9 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. westlake #3 USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 245-0672 DESCRIPTION OF WORK & INTENDED USE new residence
 (2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
 (2) ADDRESS [Signature] Site Built Manufactured Home (UBC)
 (2) TELEPHONE [Signature] 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 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 8 MAR 02
 Department Approval [Signature] Date 3-11-02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No <u>14641</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/11/02</u>

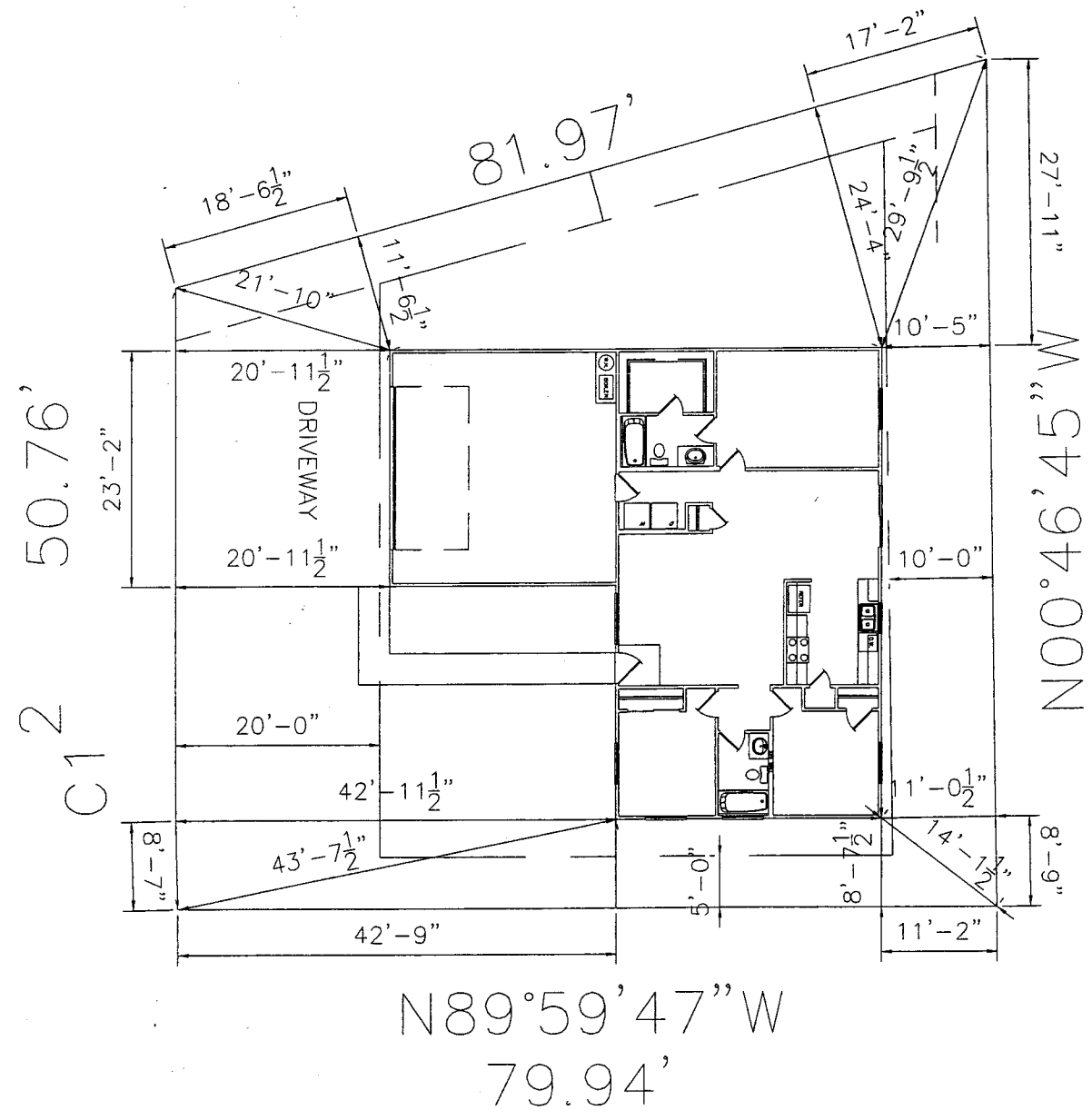
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

672

CROSSING STREET

B L O C K 3

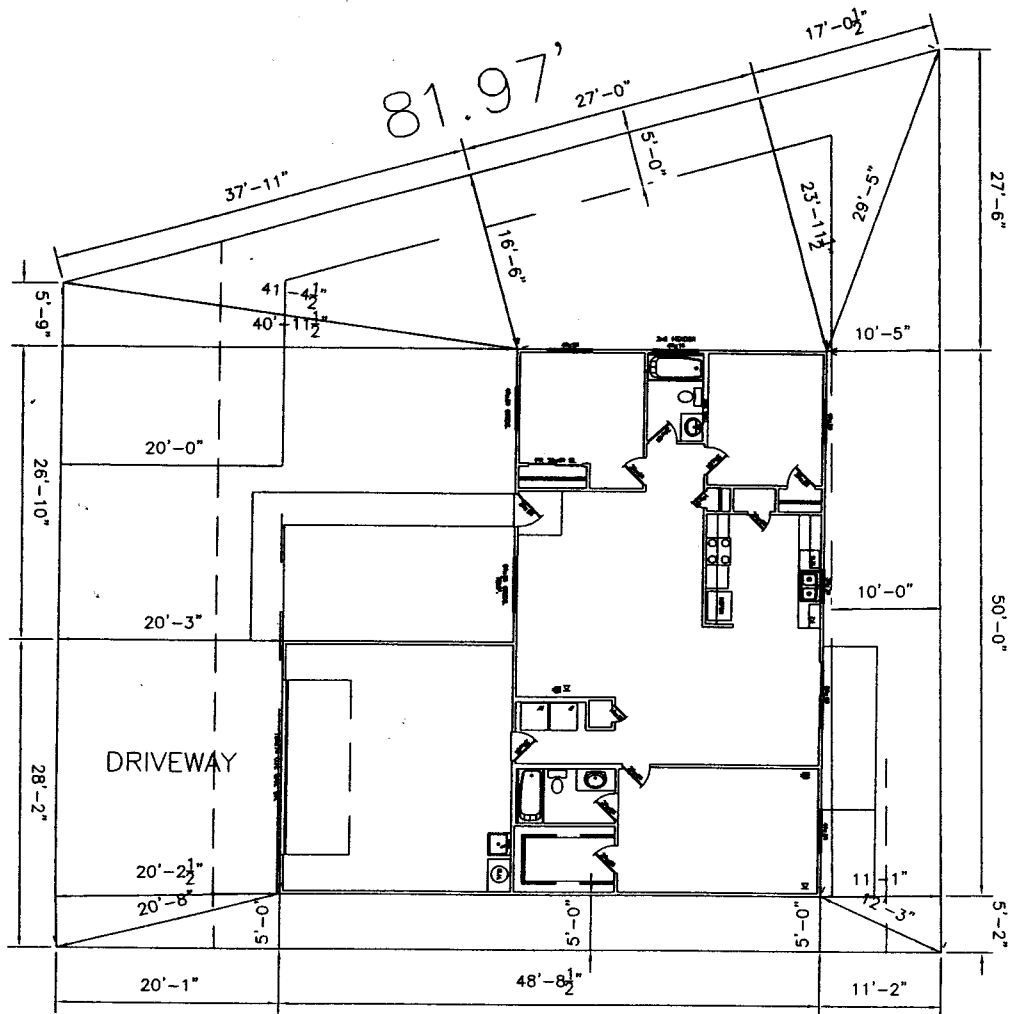
LOT 9
5710 SQ.FT.
1196



DRIVE OK
OK
3/11/02

3-11-02
ACCEPTED *Danleen Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. PRIOR TO THE APPLICANT'S
RESUBMITTING TO THE PROPERTY
MANAGER AND CITY ENGINEER
AND PROPERTY LINES.

50.76'



81.97'

79.94'
N89°59'47"W

N00°46'45"W

DRIVE OK
GHP
5/28/02

BLOCK 3

LOT 9
5710 SQ.FT.
MODIFIED 1400

672 Crossing

5-28-02

ACCEPTED FOR BUSHMAN
ANY CHANGES OR SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES