

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 83929



Your Bridge to a Better Community

BLDG ADDRESS 2704 MARSH LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 1760<sup>#</sup> - 491<sup>#</sup>  
House Garage

TAX SCHEDULE NO. 2701-362-43-001 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION MARSH Lane Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2251

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

(1) OWNER Northwest Plateau Development NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 667 24 1/2 Rd G.S. USE OF EXISTING BUILDINGS ~~Residential~~ NONE

(1) TELEPHONE 248-5457 DESCRIPTION OF WORK & INTENDED USE Residential

(2) APPLICANT SRA Renewals-Const TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) APR 04 2002

(2) ADDRESS 667 24 1/2 Rd G.S.

(2) TELEPHONE 248-5457

**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 RSF-4 Maximum coverage of lot by structures 50%

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

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions     

CENSUS 10 TRAFFIC 16 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 Steven R. Hill Date 4-1-02

Department Approval 76 C. Taysen Date 4/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14719</u>
Utility Accounting	<u>T. Bensley</u>		Date <u>4/4/02</u>

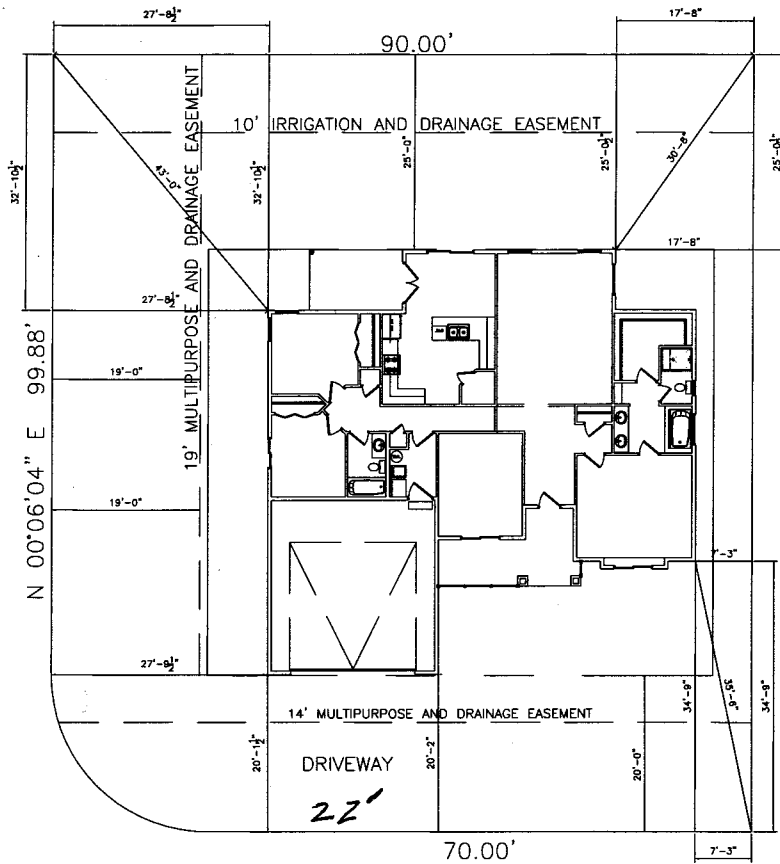
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# MARSH LANE SUBDIVISION NORTHWEST PLATEAU DEVELOPMENT

4/14/02  
 ACCEPTED *Clare D. Olson*  
 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.

12TH STREET



LOT 1  
 8914 SQ.FT.  
 0.21 ACRES  
 1648

MINIMUM FLOOR/SLAB  
 ELEVATION = 4763.5'

*DRIVE OR  
 WALL  
 4/14/02*

MARSH LANE

**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782