

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

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

BLDG PERMIT NO. 83223



Your Bridge to a Better Community

BLDG ADDRESS 2708 Marsh Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 2,359

TAX SCHEDULE NO. 2701-362-43-002 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION MARSH Lane TOTAL SQ. FT. OF EXISTING & PROPOSED 2,359

FILING - BLK - LOT 2 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 \_\_\_\_\_

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

(2) APPLICANT Steve Hejl TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

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

(2) TELEPHONE 248-5449

**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 N/A

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 Hejl Date 12-14-02

Department Approval Gayle Henderson Date 2-15-02

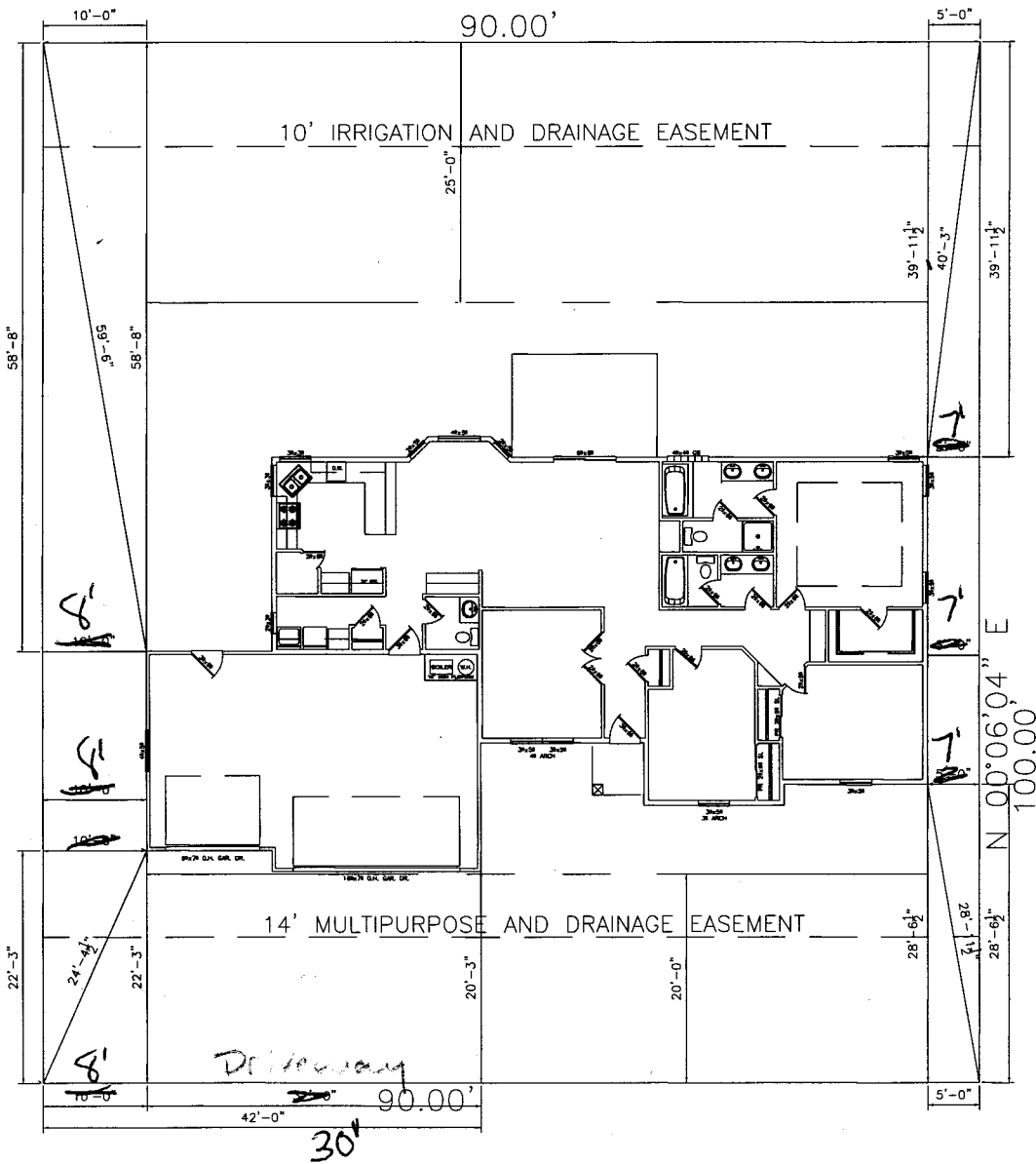
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>RD 14576</u>
Utility Accounting	<u>Dottie Toner</u>		Date <u>2-15-02</u>

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



2-15-02  
 ACCEPTED *Gayles Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY PLANNING  
 DEPARTMENT. PLANNING  
 DEPARTMENT TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

LOT 2  
 9000 SQ.FT.  
 0.21 ACRES  
 1717 FLIPPED

MINIMUM FLOOR/SLAB  
 ELEVATION = 4762.5'

DRIVE OK  
 OK  
 2/15/02