

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

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

BLDG PERMIT NO. 84905

(Handwritten initials)



Your Bridge to a Better Community

BLDG ADDRESS 2712 MARSH LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 1693[#] + GARAGE

TAX SCHEDULE NO. 2701-362-43-003 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION MARSH LANE TOTAL SQ. FT. OF EXISTING & PROPOSED 1693[#] + GARAGE

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

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

(1) ADDRESS 667 24 1/2 Rd G.J. USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 248-5457 2150 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT SAME 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 RSF-4 Maximum coverage of lot by structures 5070

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 _____ Special Conditions _____

CENSUS 10 TRAFFIC 16 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 Stan R. H. O. Date 5-31-02

Department Approval H. Gayle Henderson Date 6-6-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>(Signature)</u>		Date <u>6-6-02</u>

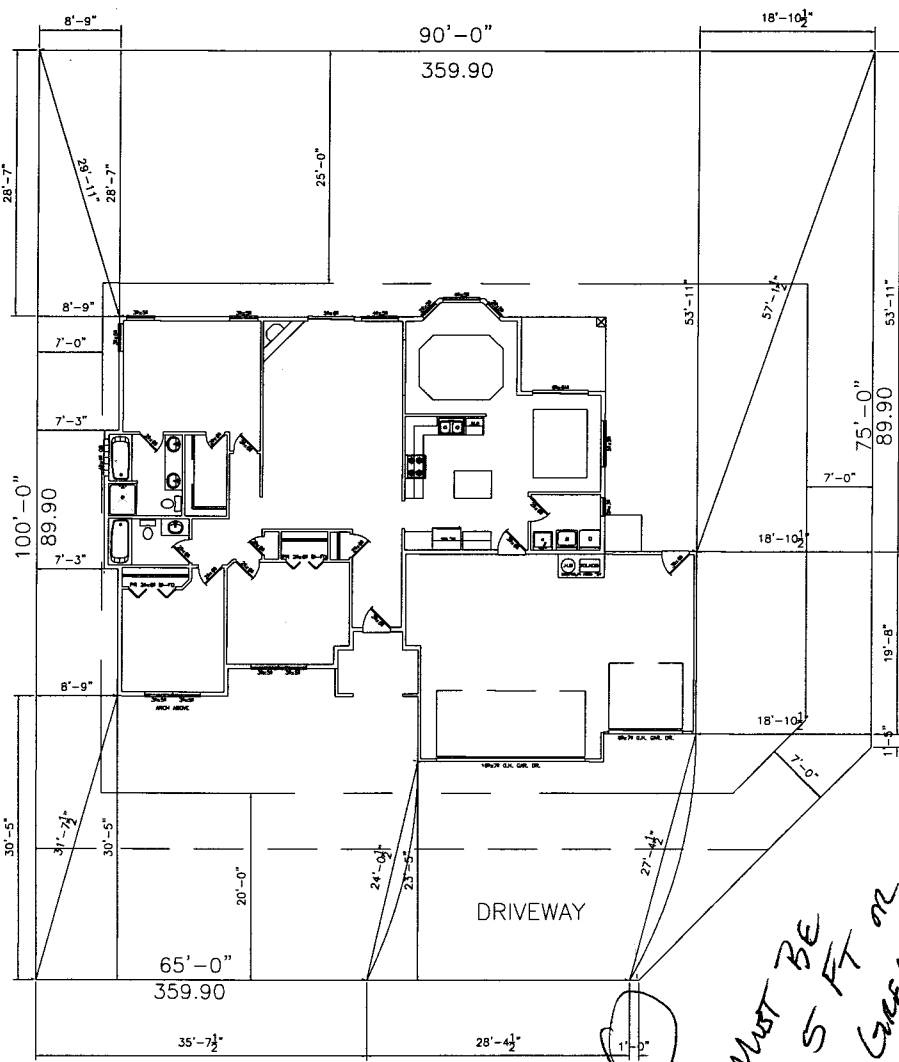
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

THE BUILDER OR OWNER TO VERIFY DETAILS
CONSTRUCTION.

MARSH LANE SUBDIVISION

NORTHWEST PLATEAU DEVELOPMENT



9000 SQ.FT.
0.21 ACRES

MINIMUM FLOOR/SLAB
ELEVATION = 4758.5'

LOT 3
8687 SQ. FT.
0.20 ACRES
1693 FLIPPED

2712 Marsh Lane

6-6-02 *Gayleen Henderson*
ACCEPTED
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

*MUST BE
5 FT OR
GREATER*

*Drive OK
Call Down
6-6-02*

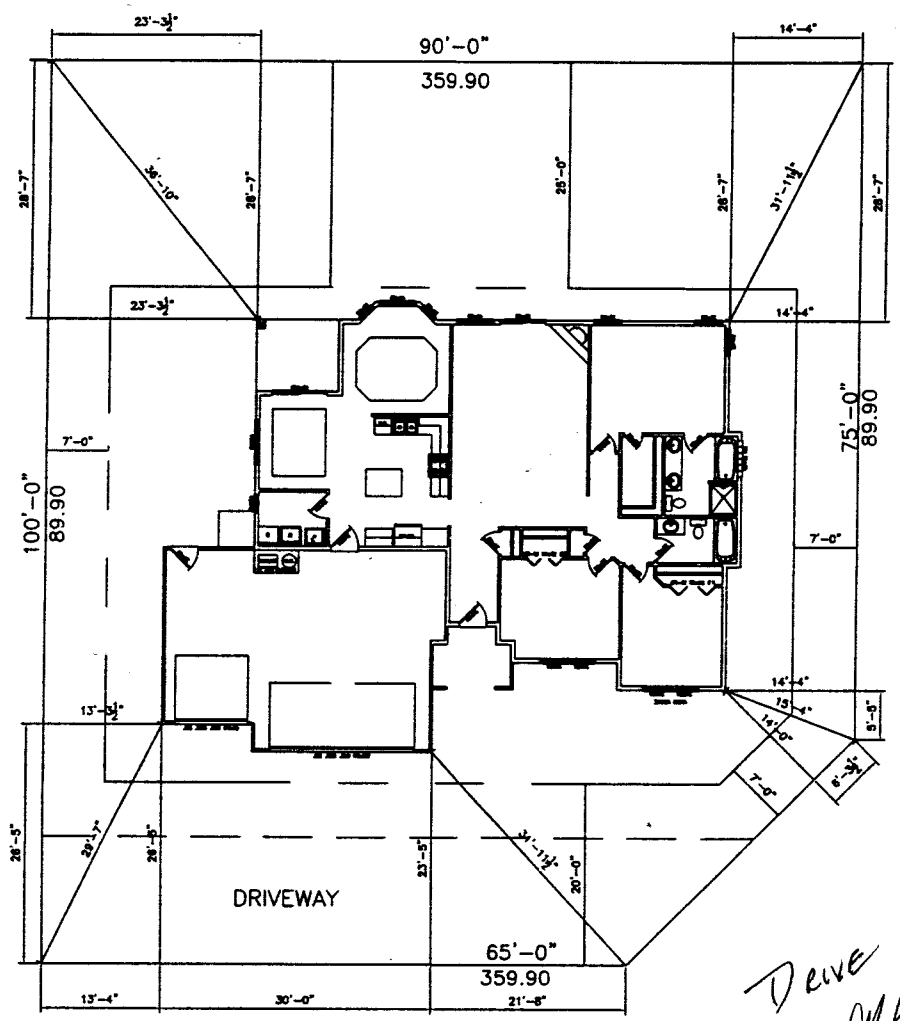
MARSH LANE

VERIFY DETAILS

MARSH LANE SUBDIVISION

NORTHWEST PLATEAU DEVELOPMENT

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9000 SQ.FT.
0.21 ACRES

MINIMUM FLOOR/SLAB
ELEVATION = 4758.5'

LOT 3
8687 SQ. FT.
0.20 ACRES
1693 FLIPPED

2712 MARSH LANE

Revised
7/8/02
C. Gay Wilson

ACCEPTED
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

*Drive ok
DHP
7/8/02*

Ambo



NORTHWEST PLATEAU DEVELOPMENT

MARSH LANE