

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

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

BLDG PERMIT NO. 43777



Your Bridge to a Better Community

BLDG ADDRESS 659 MARSHALL ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1400 P

TAX SCHEDULE NO. 2945-032-83-021 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Garrett Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 P

FILING 1 BLK 3 LOT 21

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 5695 Westlake #3

(1) TELEPHONE 245-0672 USE OF EXISTING BUILDINGS 0

(2) APPLICANT [Signature] DESCRIPTION OF WORK & INTENDED USE New Residence

(2) ADDRESS [Signature] TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 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 29 JAN 02

Department Approval [Signature] Date 2-4-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14556</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-4-02</u>		

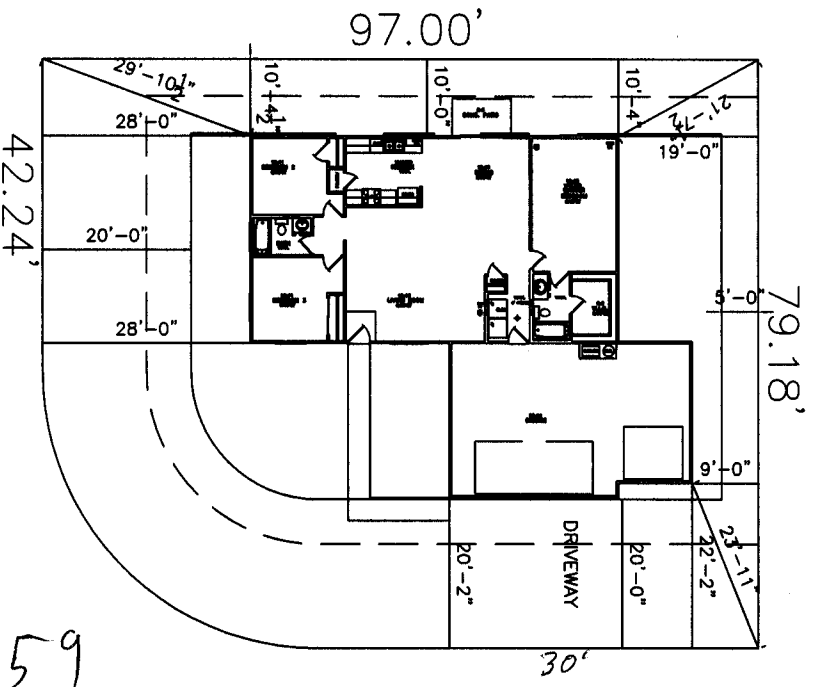
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

GARRETT ESTATES SUBDIVISION

Modified 1400 PLAN

2-4-02
ACCEPTED Dayleen Henderson
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.



659

MARSHALL STREET

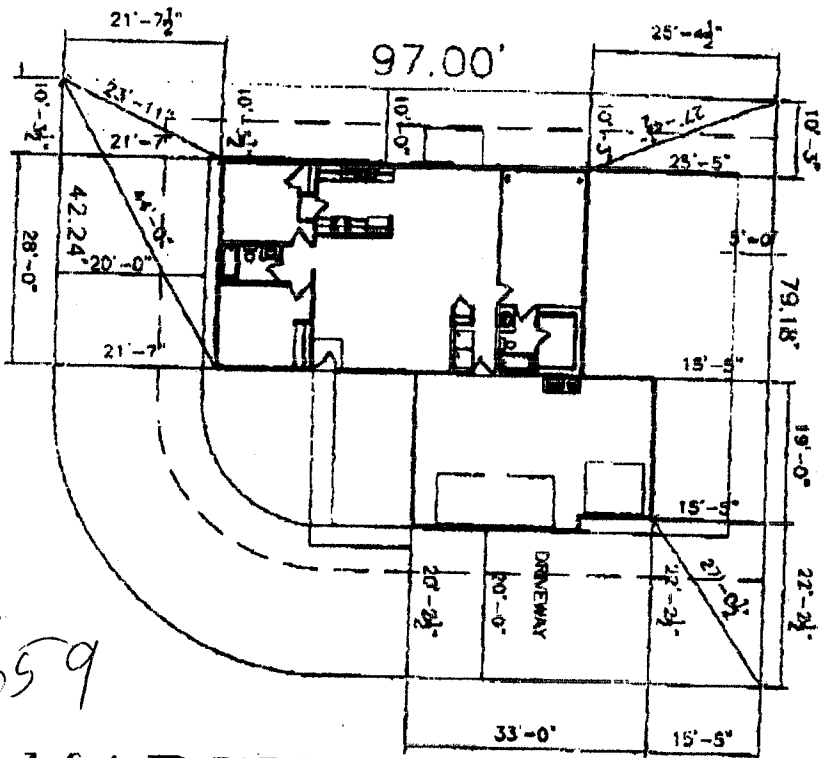
BLOCK 3
LOT 21
7390 SQ.FT.

DRIVE OK
DRL
1/31/02

GARRETT ESTATES SUBDIVISION

Modified 1400 3 CAR PLAN

SWM 3-13-02
Rm 3-13-02



659

MARSHALL STREET

BLOCK 3
LOT 21
7390 SQ.FT.

Revised
3/21/02
C. Faye Nelson

ACCEPTED: ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE SIGNICANTS SHOULD BE ABILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SWAN VIEW REALTY, INC. 10000 SWANVIEW DRIVE, SUITE 100, SWANVIEW, MD 21155