

ATTN: Baylene

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

970 244 1430 Phone
256 4031 FAX

BLDG PERMIT NO. 88451



Your Bridge to a Better Community

BLDG ADDRESS 698 CASCADE DR SQ. FT. OF PROPOSED BLDGS/ADDITION 575 ~~675~~

TAX SCHEDULE NO. 2945-021-04001 SQ. FT. OF EXISTING BLDGS 1 Bldg. orig = 1632

SUBDIVISION RE PLAT Crestwood Highlands TOTAL SQ. FT. OF EXISTING & PROPOSED 2207 of 2 Bldgs

FILING BLK 1 LOT 1 NO. OF DWELLING UNITS: 2

(1) OWNER RONALD W. SHERMAN Before: 1 After: 2 this Construction

(1) ADDRESS 698 CASCADE DR. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970 241 9674 Before: 1 After: 2 this Construction

(2) APPLICANT SAMP USE OF EXISTING BUILDINGS Home & CAR GARAGE

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE GARAGE FOR CAR ANTIQUES

(2) TELEPHONE Temp 580-660-0990 TYPE OF HOME PROPOSED:

_____ Site Built _____ Manufactured Home (UBC)

_____ Manufactured Home (HUD)

Other (please specify) wood frame garage

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-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____

or _____ from center of ROW, whichever is greater

Side 15'/3' from PL, Rear 30'/5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 R. Sherman Date 2-28-03

Department Approval Shishi Magon Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg until</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>3/18/03</u>

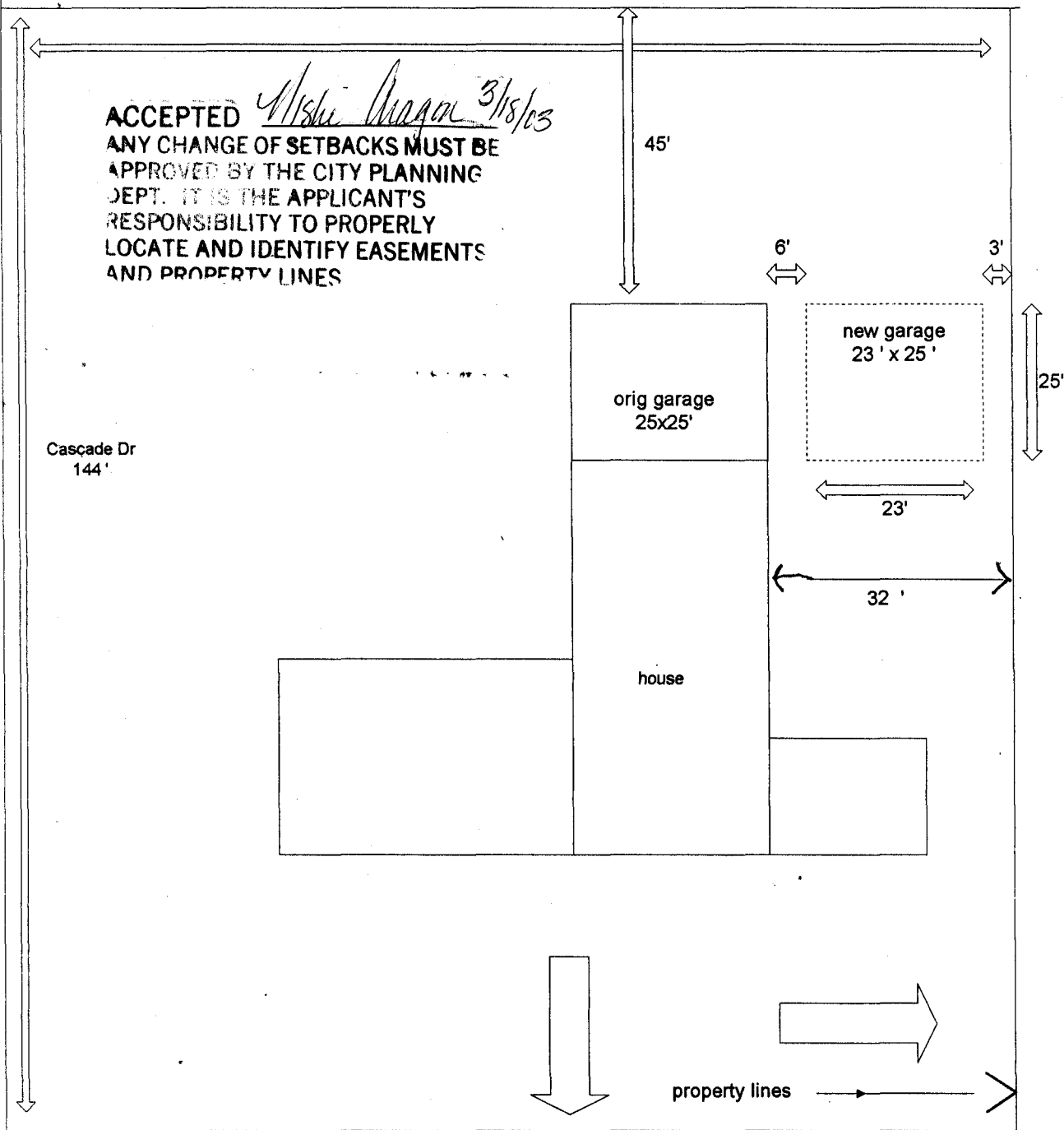
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

G Road 123'

ACCEPTED *Alster Magan 3/18/03*
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

Cascade Dr
144'



R. J. [Signature]
3-12-03