

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

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

BLDG PERMIT NO. 881282



Your Bridge to a Better Community

BLDG ADDRESS 2651 G 1/2 RD SQ. FT. OF PROPOSED BLDGS/ADDITION 714
 TAX SCHEDULE NO. 2701-354-31-001 SQ. FT. OF EXISTING BLDGS 2100
 SUBDIVISION Green Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 2814
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER David & Cathy Stewart
 (1) ADDRESS 2651 G 1/2 RD
 (1) TELEPHONE 2560935
 (2) APPLICANT Dave & Cathy Stewart
 (2) ADDRESS _____
 (2) TELEPHONE 2560935
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE addition of garage
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 3090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

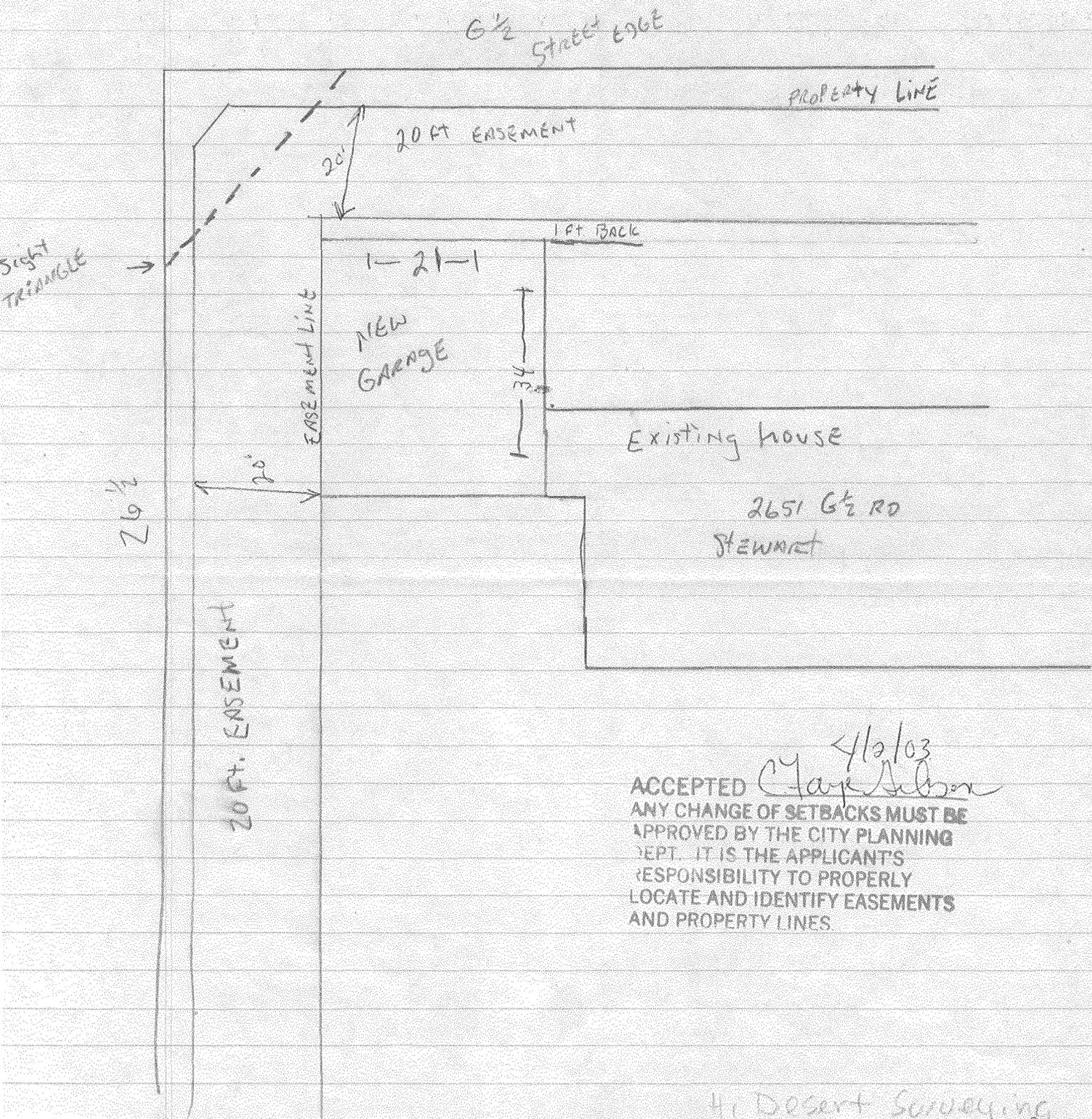
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Cathy Stewart Date 4-2-03
 Department Approval C. Faye Gibson Date 4/2/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Marshall Co</u>		Date <u>4-2-03</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)



4/12/03
 ACCEPTED *Clay Nelson*
 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

H. Desert Surveying
 property was recently surveyed for accuracy.