

FEE \$ 10.00
TCP \$ <u>      </u>
SIF \$ 292.00

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

BLDG PERMIT NO. 85816



Your Bridge to a Better Community

BLDG ADDRESS 438 Marianne Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2,014 sqft  
 TAX SCHEDULE NO. 2943-174-21-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2,014  
 FILING 1 BLK 2 LOT 1  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER Debra Baldwin  
 (1) ADDRESS 1610 Helena St #13  
 (1) TELEPHONE 523-4242  
 (2) APPLICANT Gale Baldwin  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

USE OF EXISTING BUILDINGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE New Residential / detached 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 R8F-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' Principal Structure from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater 25' for Garage  
 Side 7' Principal Structure from PL, Rear 25' Principal Structure from PL  
3' Garage 5' Garage  
 Maximum Height 35'  
 Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 CENSUS 8 TRAFFIC 5ll 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).

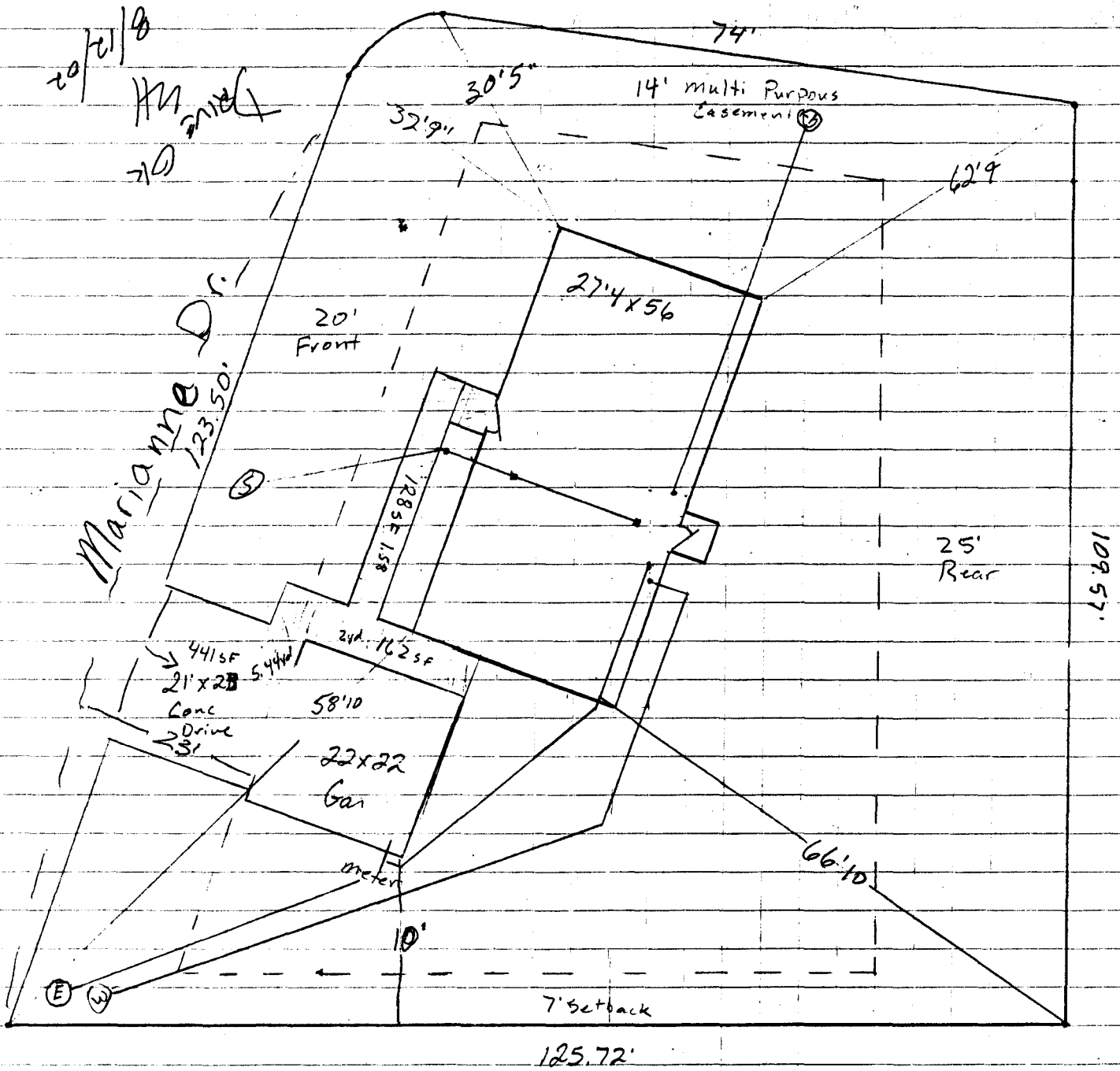
Applicant Signature Debra Baldwin Date 8-12-02  
 Department Approval C. Jaye Johnson Date 8/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15201</u>
Utility Accounting <u>Marshall</u>	Date <u>8/12/02</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)

# Rood Court



8/12/02  
**ACCEPTED** *C. Jane Gibson*  
 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

Baldwin Res.  
 438 Marianna Dr.