

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

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

BLDG PERMIT NO. 85425



Your Bridge to a Better Community

BLDG ADDRESS 441 MARIANNE SQ. FT. OF PROPOSED BLDGS/ADDITION 2000 ft

TAX SCHEDULE NO. 2943.174.14.005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION WESTLANDS SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED 2000 ft

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER MACHINERY Mawhiney, Dennis NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 275 30 Road GT 81503 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 242 8748 DESCRIPTION OF WORK & INTENDED USE modular home

(2) APPLICANT SOLO QUALITY STRUCTURES TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 259 po box GT co. 81501

(2) TELEPHONE 970 234 2619

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 50%

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 35' Special Conditions _____

CENSUS 8 TRAFFIC 56 ANNEX# _____

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 _____

Department Approval [Signature] Date 7-17-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15112</u>
Utility Accounting	<u>Marshall-Cole</u>	Date	<u>7/17/02</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)

7-17-02
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.

128.01

LOT 5
BLOCK 1

0.19 acres
S87.56'54" W

MARIANNE DRIVE

CA

17-17-02
Dayleen Henderson

