

FEE \$	10.00
TCP \$	NONE
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 401 MARIANNE DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1460sqft
 TAX SCHEDULE NO. 2943-174-26-029 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION WESTLAND ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING II BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER GERALD W COLEMAN Cont LLC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2872 EMILY DR.
 (1) TELEPHONE 243-5343 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT GERALD W COLEMAN DESCRIPTION OF WORK & INTENDED USE BLD. SINGLE FAMILY HOME W/3 CAR GARAGE
 (2) ADDRESS 2872 EMILY DR TYPE OF HOME PROPOSED:
 (2) TELEPHONE 243-5343 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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7/3 from PL, Rear 25/5 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).

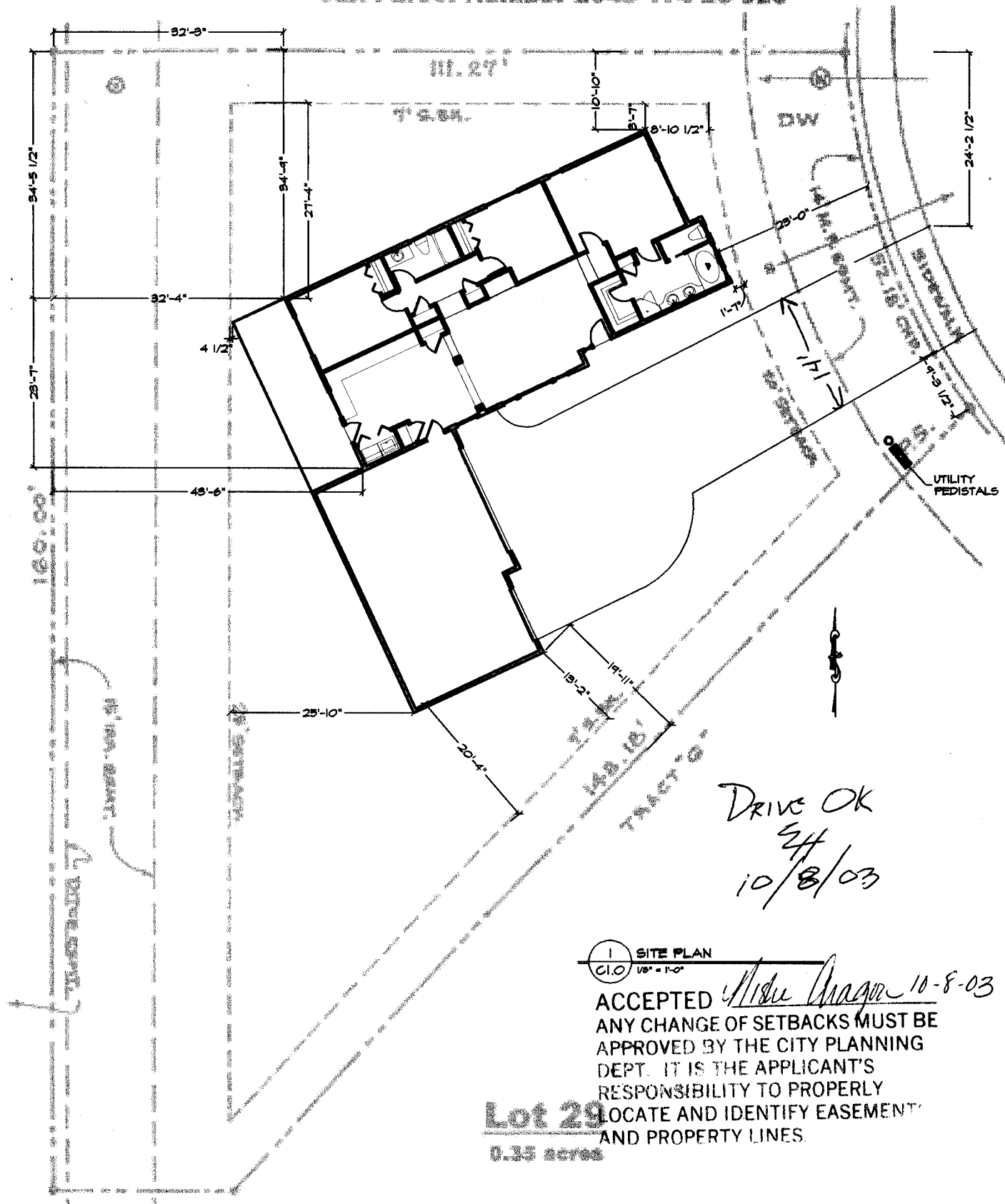
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gerald W Coleman Date 10-2-03
 Department Approval NA William Rasmus Date 11-3-03

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>16629</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/10/03</u>	

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

Filing II, Block 1, Lot 4, Zoned R3F-4
 Address: 401 Marianna Drive
 Tax Parcel Number 2943-174-26-029



DRIVE OK
 24
 10/8/03

1 SITE PLAN
 C10 1/8" = 1'-0"

ACCEPTED *Mildred Wagner* 10-8-03
 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.

Lot 29
 0.35 acres