

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

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

BLDG PERMIT NO. 90461



Your Bridge to a Better Community

BLDG ADDRESS 404 Marianna SQ. FT. OF PROPOSED BLDGS/ADDITION 1371

TAX SCHEDULE NO. 2943-174-26-066 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Westward Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1371

FILING 2 BLK 4 LOT 4 NO. OF DWELLING UNITS:

(1) OWNER Double R Builders NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 2059 S. Broadway #7 81503 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-241-3449 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) APPLICANT Ray Robinson TYPE OF HOME PROPOSED:

(2) ADDRESS 2059 S. Broadway #7 81503  Site Built  Manufactured Home (UBC)

(2) TELEPHONE 970-241-3449  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' from property line (PL) Permanent Foundation Required: YES X 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 E 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 [Signature] Date 6-26-03

Department Approval [Signature] Date 7/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16314</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-18-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

# WESTLAND ESTATES SUBDIVISION

Filing II, Block 4, Lot 4, Zoned RSF-4

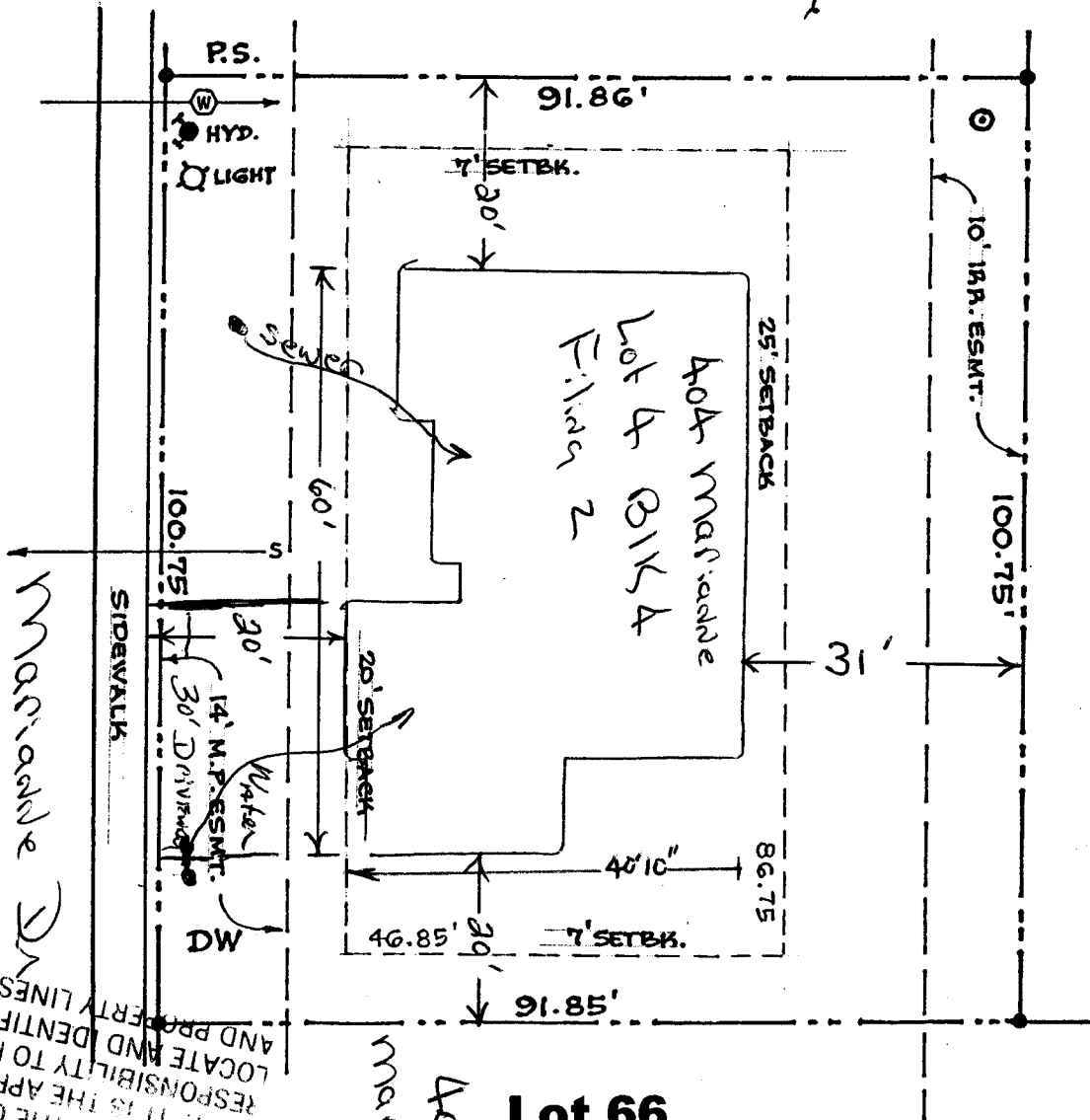
Address: 404 Marianne Drive

Tax Parcel Number 2943-174-26-066

*ce/1/13*  
*sr*  
*or*

**\$34,400**

*406*  
*Marianne Dr.*



**Lot 66**  
0.21 acres

*404*  
*Marianne Dr.*

ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT.

- © Irrigation Svc.
- P.S. Public Services (G + E + Tel. + TV)
- DW Driveway Loc'n.

**Plat as Recorded in Book 19, Pages 331 - 332, 6-4-03**

**Westland Estates Filings II, IV and V Homeowners Association, Inc.  
Covenants, Conditions and Restrictions as recorded in Book 3376, Pages 350 etc.**