

FEE \$	1000
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 90462



Your Bridge to a Better Community

BLDG ADDRESS 406 Marianne SQ. FT. OF PROPOSED BLDGS/ADDITION 1444
 TAX SCHEDULE NO. 2943-174-26-065 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1444
 FILING 2 BLK 4 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Double R Builders NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2059 S. Broadway #7
G.J. Co. 81503 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-241-3449 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (2) APPLICANT Ray Robidoux TYPE OF HOME PROPOSED:
 (2) ADDRESS 2059 S. Broadway #7 GJ81503 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970-241-3449 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 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>16317</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/18/03</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)

WESTLAND ESTATES SUBDIVISION

Filing II, Block 4, Lot 3, Zoned RSF-4

Address: 406 Marianne Drive

Tax Parcel Number 2943-174-26-065

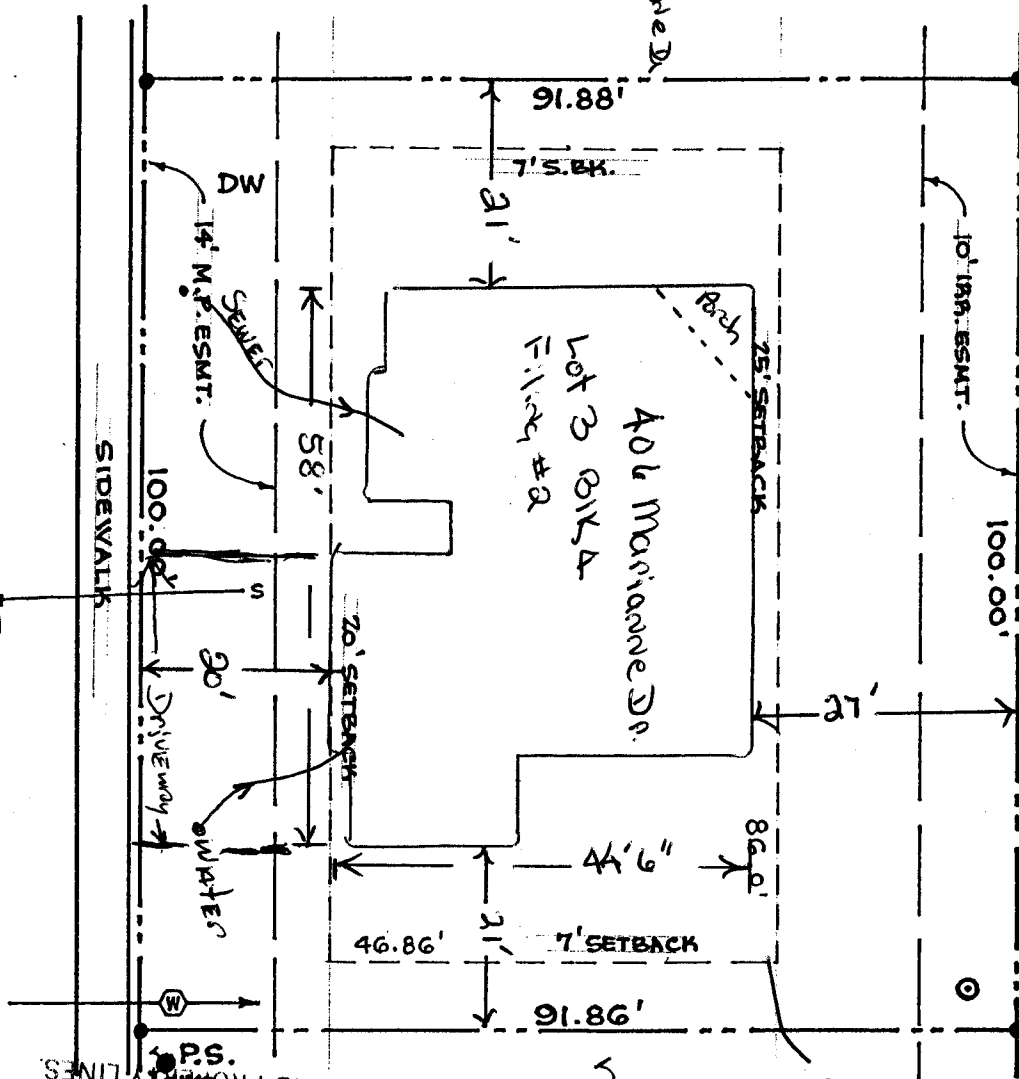
7/17/03

W
G
M

Marianne Dr.

\$34,400

408
Marianne Dr.



ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

7/18/03

Lot 65

0.21 acres

404
Marianne Dr.

319
IZVALI DR.

© 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.