

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

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

BLDG PERMIT NO. 90463



Your Bridge to a Better Community

BLDG ADDRESS 408 Marquette SQ. FT. OF PROPOSED BLDGS/ADDITION 1402 1415
 TAX SCHEDULE NO. 2943-174-26-064 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1402 1415
 FILING 2 BLK 4 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Double B Builders NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2059 S Broadway #7 G781503 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 G781503 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 8 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>16318</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)

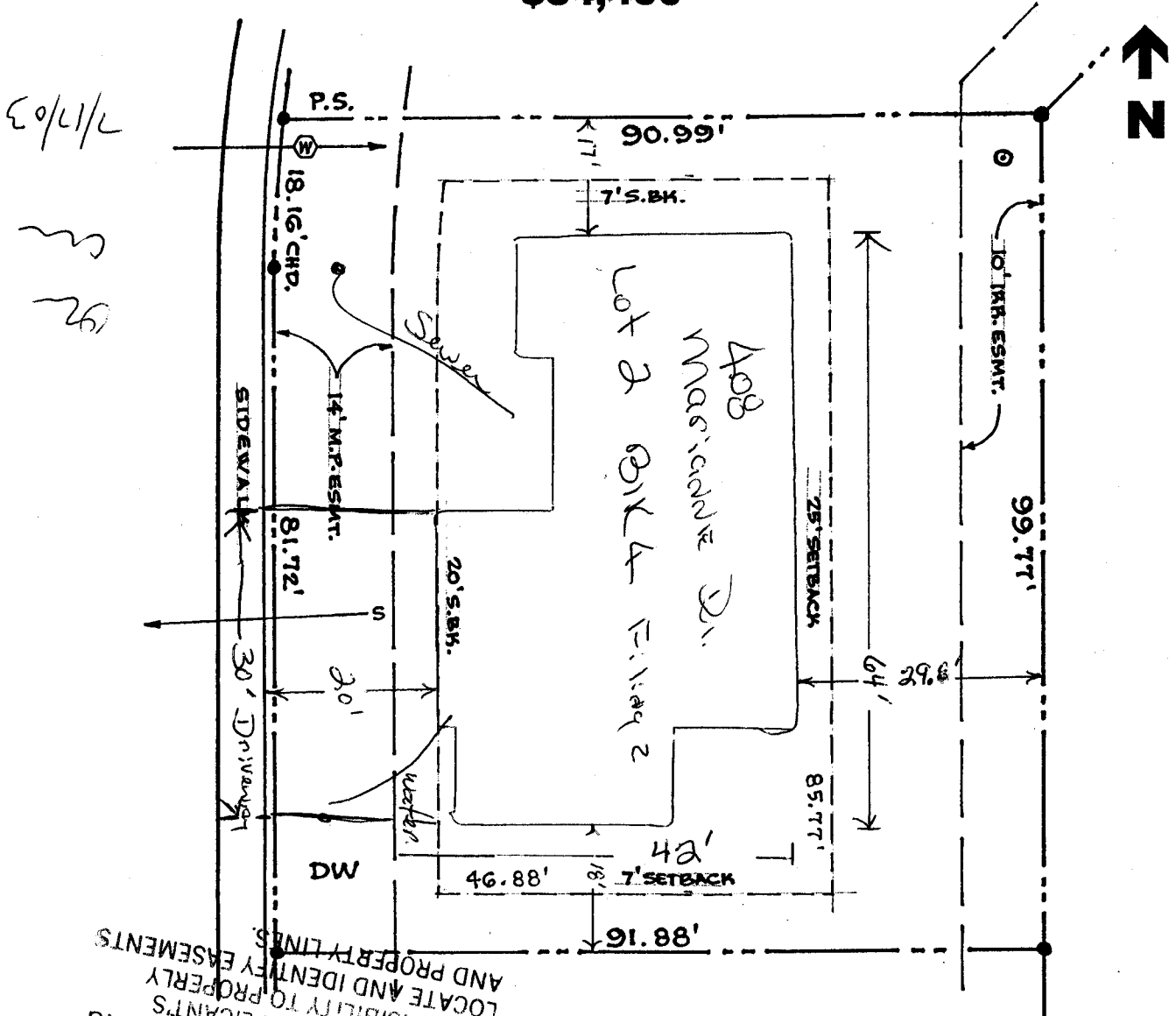
WESTLAND ESTATES SUBDIVISION

Filing II, Block 4, Lot 2, Zoned RSF-4

Address: 408 Marianne Drive

Tax Parcel Number 2943-174-26-064

\$34,400



ACCEPTED *Wanda Moore* 7/18/03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY PROPERTY AND PROPERTY EASEMENTS.

Lot 64
0.21 acres

- ⊙ 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.