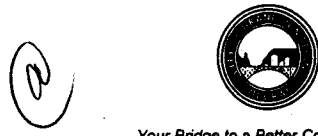


| | |
|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. _____



BLDG ADDRESS 413 Marquette Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1495

TAX SCHEDULE NO. 2943-176-26-033 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1495

FILING 2 BLK 2 LOT 2

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) OWNER Doble R. Builders
2500 Broadway Unit B

(1) ADDRESS Box 241 - G2, CO 81503

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-3449

DESCRIPTION OF WORK & INTENDED USE S.F. Residence

(2) APPLICANT Ray Robidoux

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2059 S Broadway #7
G2, CO 81503

(2) TELEPHONE 241-3449

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 30' from property line (PL) or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' 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 [Signature] Date _____

Department Approval [Signature] Date 10/2/03

| | | | |
|--|---|-----------------------------|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | W/O No <u>11/1/03</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>10/2/03</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 2, Lot 2, Zoned RSF-4

Address: 413 Marianne Drive

Tax Parcel Number 2943-174-26-023

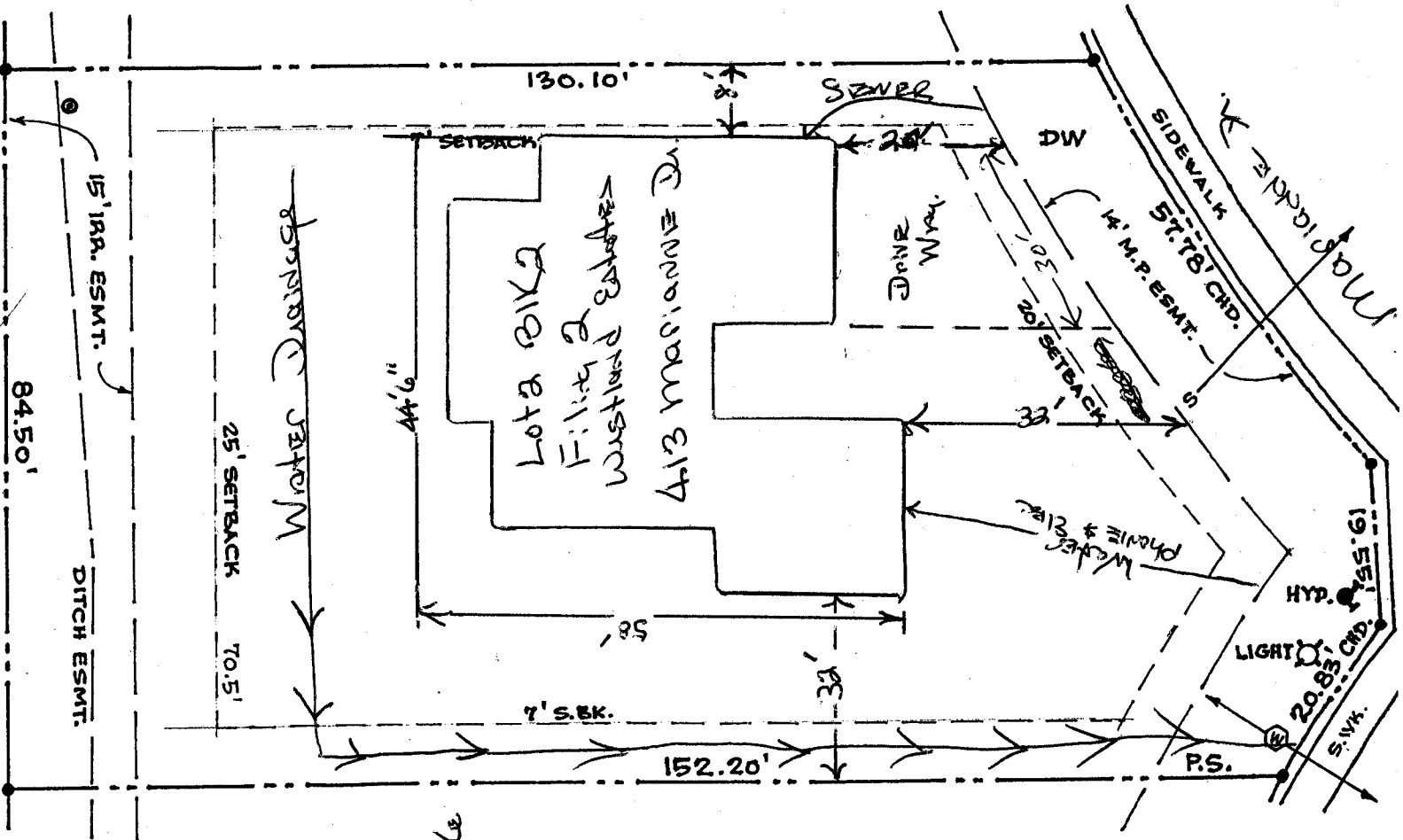
\$34,900

ACCEPTED *11/2/03*
 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.

See
10-2-03



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



Lot 1
Bika
2978 Lake

Lot 23

0.30 acres

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.