

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

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

BLDG PERMIT NO. 90387



Your Bridge to a Better Community

BLDG ADDRESS 414 Madame Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 2100
 TAX SCHEDULE NO. 2943-174-26-019 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2100
 FILING 2 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Scott & Kim Christensen NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 1327 Main Street USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 1-970-256-9556 DESCRIPTION OF WORK & INTENDED USE Family Home
 (2) APPLICANT KS Custom Builders TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 2665 GT, CO 81502 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 1-970-256-9556 _____ 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 _____ ANNEX# _____

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 7-16-03
 Department Approval [Signature] Date 7-18-03

| | | | |
|--|---|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>16310</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/17/03</u> | | |

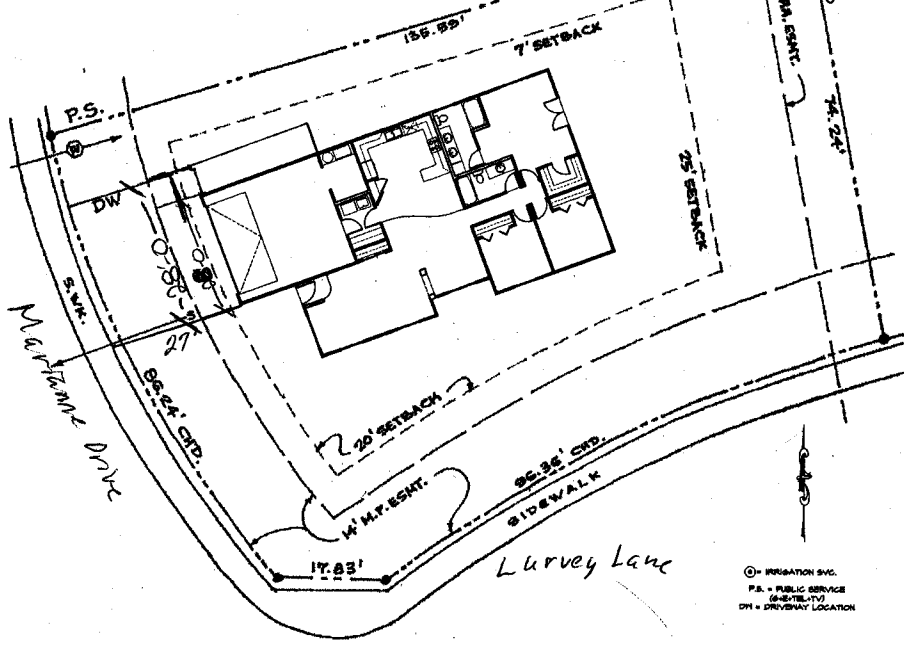
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

414 Maritime Drive (2152 Lurvey Lane)
Tax Parcel Number 2449-174-26-019

ACCEPTED
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

Handwritten: 7/17/13
10' MIN. SEPT.
74.24'



Handwritten: ab
w 13

⊙ - IRRIGATION S.W.
P.S. - PUBLIC SERVICE
(S-TELTY)
DW - DRAINAGE LOCATION

Lot 19
0.24 acres

PLAT AS RECORDED IN BOOK 11, PAGES 88-92, 8-108
NESTLAND ESTATES PLUNGING II, IV AND V HOMEOWNERS ASSOCIATION, INC.
COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 9876,
PAGES 890-891

1 SITE PLAN LOT 19
F.L.O. 8/32" = 1" = 0" TOTAL SQ FT = 1475