

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 415 MARRIAMBE DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1700
 TAX SCHEDULE NO. 2943-174-22-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION WESTLAND TOTAL SQ. FT. OF EXISTING & PROPOSED 1700
 FILING _____ BLK _____ LOT 3 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER JOHN ROLLING NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 1751 W. DRY CREEK LTN CO USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 303 795 4339 / 303 818 0253 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT JOHN ROLLING TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 Y 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 _____ 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 John Rolling Date October 8, 2003
 Department Approval NA Wishu Pagon Date 10/9/03

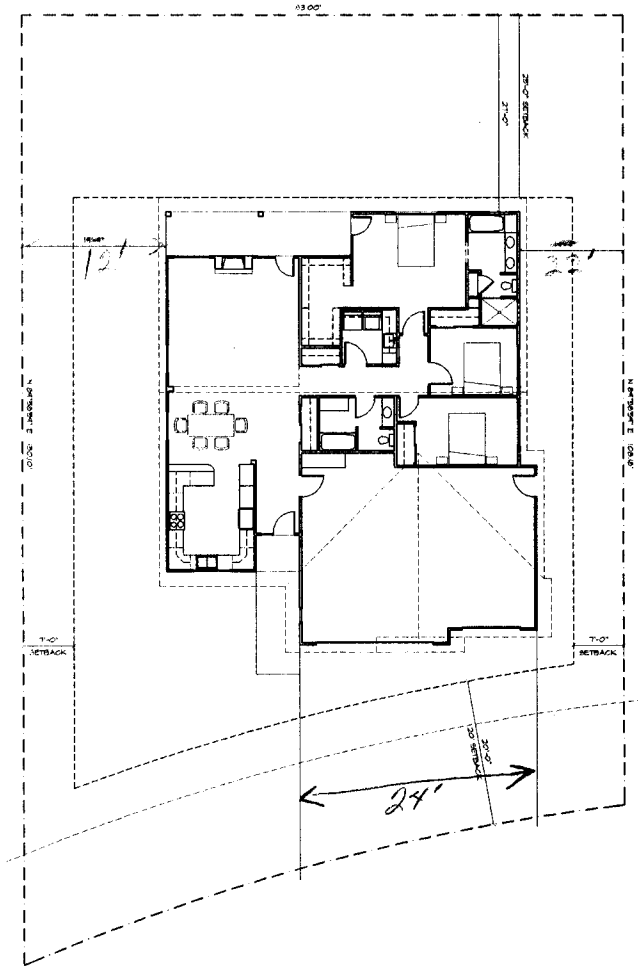
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>6641</u>
Utility Accounting <u>DP</u>	Date <u>10/9/03</u>		

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)

ACCEPTED *W. H. Chagor* 10-9-03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1 SITE PLAN
 1/8" = 1'-0"



*Call
 Call
 10/6/03*

C1

John Rolling Spec Home - Lot 22
 415 Marianne Drive
 Grand Junction, CO

Design
Stacey Mullin
 491 South Camp Road
 Grand Junction, Colorado 81508
 (970) 234-8771

Scale: 1/8" = 1'-0"
 Date: 10/6/03
 Project: John Rolling Spec Home - Lot 22
 Designer: Stacey Mullin
 8000 10/6/03