

FEE \$	10.00
TCP \$	0
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 416 Marianne Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 2148  
 TAX SCHEDULE NO. 2943-174-26-020 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2148  
 FILING 2 BLK 3 LOT 1 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER KS Custom Bldgs NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) ADDRESS P.O. Box 2665 USE OF EXISTING BUILDINGS Single Family  
 (1) TELEPHONE 256-9556 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS AME  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  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 \_\_\_\_\_ 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 \_\_\_\_\_ Date 10-14-03  
 Department Approval J.B. Chapman Date 10/16/03

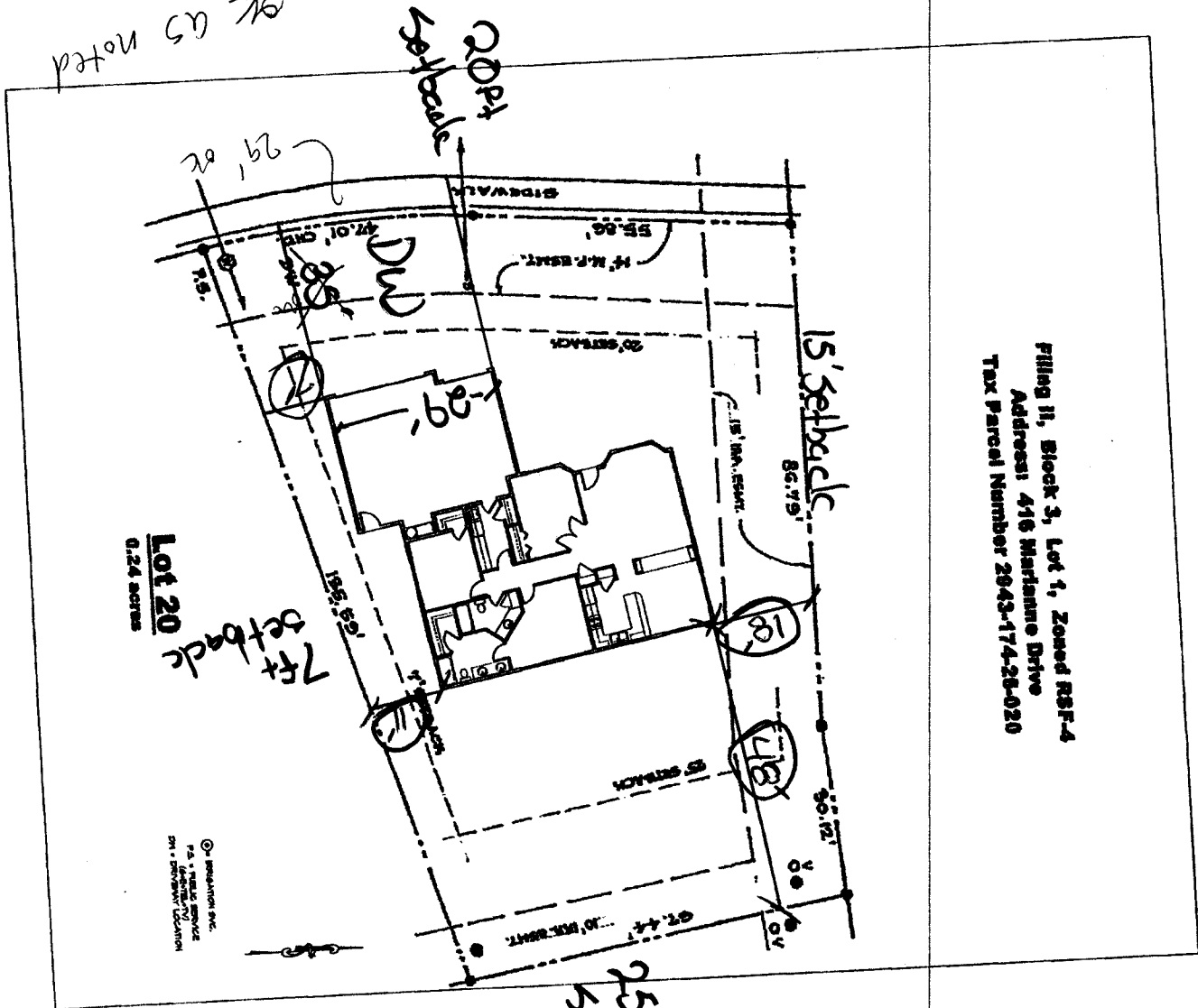
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>6655</u>
Utility Accounting	<u>Renewal</u>	Date	<u>10/16/03</u>

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  
 10/14/03  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

OK as noted  
 W  
 10/14/03



Filing II, Block 3, Lot 1, Zoned RSF-4  
 Address: 416 Marianne Drive  
 Tax Parcel Number 2943-174-28-020

THE PONDEROSA  
 PROPERTY OF K.S CUSTOM BUILDERS  
 GRAND JUNCTION, CO

DESIGN DRAFTING  
 "THE INTEGRITY OF A DREAM"  
 808 W. Main Street, 2nd Floor  
 Grand Junction, CO 81505  
 (970) 243-2294

DATE	BY	REVISION
10/14/03	W	1.0
SITE PLAN		
C1.0		