

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

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

BLDG PERMIT NO. 90433



Your Bridge to a Better Community

BLDG ADDRESS 417 Marianne Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 2192
 TAX SCHEDULE NO. 2943-174-26-021 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2192
 FILING 2 BLK 2 LOT 4 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 63,00 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 1-970-256-9556 DESCRIPTION OF WORK & INTENDED USE Family Home
 (2) APPLICANT KS Custom Bldgs. TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 2665 Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 1-970-256-9556 _____ Manufactured Home (HUD)
 _____ 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 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 7/17/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16311</u>
Utility Accounting <u>D Overholt</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)

1 SITE PLAN LOT 21
932' x 107' TOTAL SQ FTs = 101,124

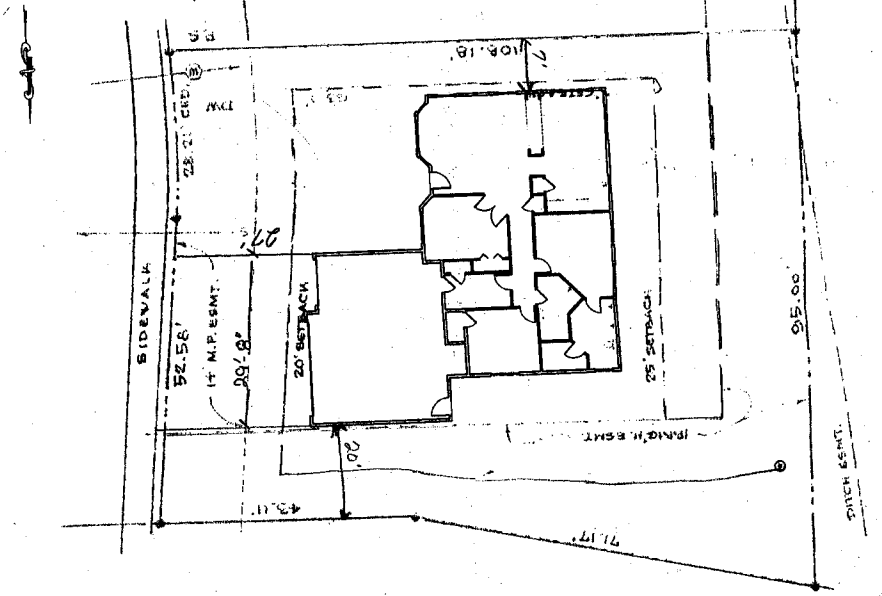
ACCEPTED OF SETBACKS MUST BE
ANY CHANGE BY THE CITY PLANNING
APPROVED BY THE APPLICANT'S
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

PLAN AS RECORDED IN BOOK 14 PAGE 59-592-4-1-03
REVISIONS AND EASEMENTS AS RECORDED IN BOOK 578
COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 578
PAGE 59-592

0.21 ACRES
Lot 21

Filling 2
Blk 2
Lot 4

RESERVATION SWC
P.S. - PUBLIC SERVICE
EASMENT
DM - DRIVEWAY LOCATION



DL

4177 Hartman Drive (2862 Lurvey Lane)
Tax Parcel Number 2443-174-26-021