

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 403 MARIANNE DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1700

TAX SCHEDULE NO. 2943174-26-005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION WESTLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 5 LOT 1

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

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 303 818 0253

DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) APPLICANT JOHN ROLLING

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

(2) ADDRESS SAME

(2) TELEPHONE 303 818 0253

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS C 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 John Rolling

Date _____

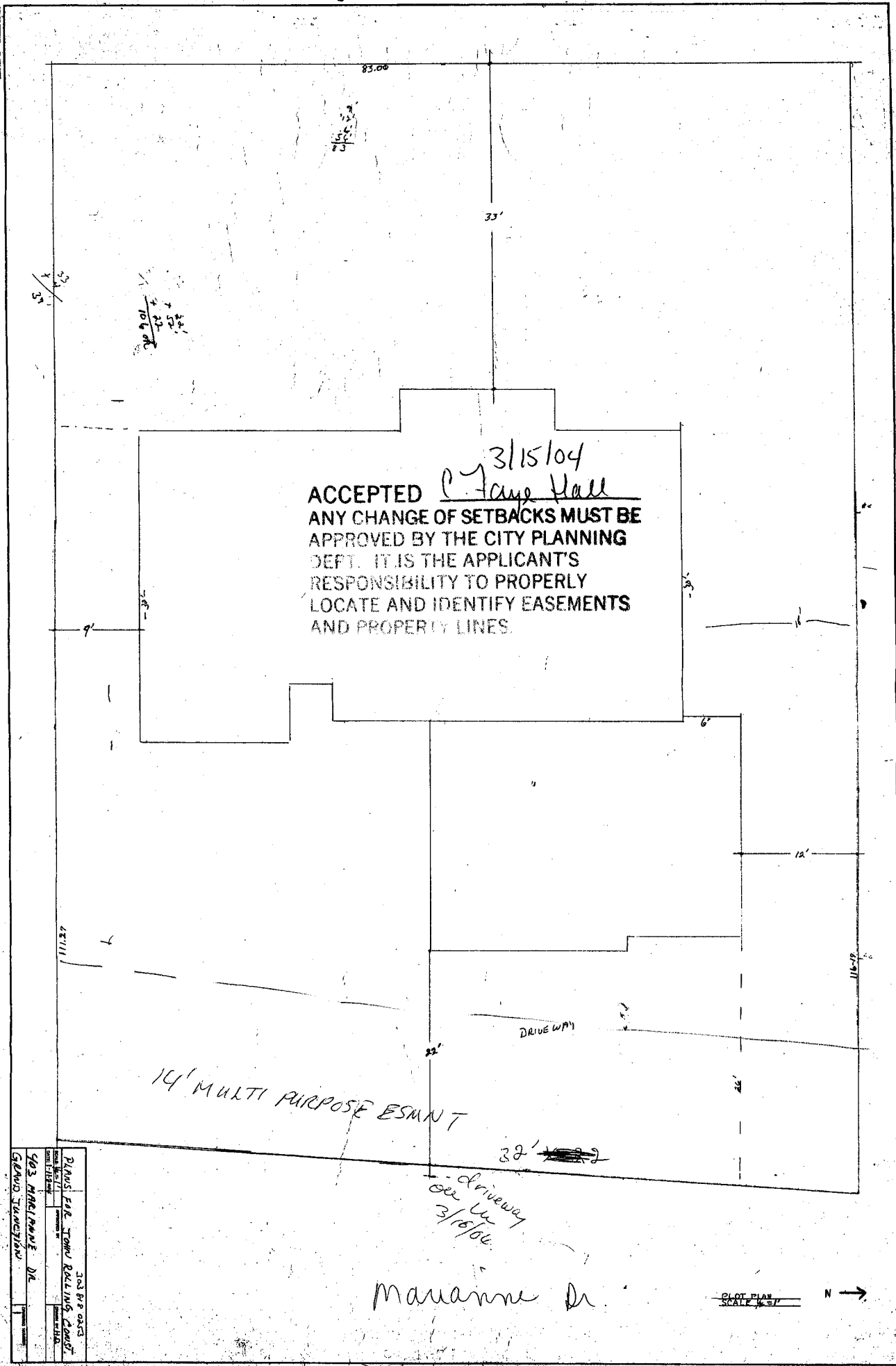
Department Approval NAC Taya Hall

Date 3/15/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/P No <u>7082</u>
Utility Accounting <u>Patricia</u>			Date <u>3/16/04</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)



3/15/04
ACCEPTED *C. Fane Hall*
 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.

14' MULTI PURPOSE ESMNT

Driveway
 see lot
 3/15/04

Marianne Dr.

903 MARLEPHONE DR	303 BP OAKS
GRAND JUNCTION	PLANS FILE TOWN RECORDING COURT
	DATE FILED
	APPROVED BY
	DATE OF FILING

CLOT PLAN
 SCALE 1/4" = 1'