

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

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

BLDG PERMIT NO. _____

Building Address 439 Marianne Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-21-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1928
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 9,583 .22 acres
 Filing 1 Block 1 Lot 6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name First American Financial
 Address 411 Comstock Drive
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Scott Roberts and Mike Roberts
 Address 411 Comstock Drive
 City / State / Zip Fruita, CO 81521
 Telephone 970 640 0333

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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'/25' from property line (PL) Permanent Foundation Required: YES NO
 Side 7'/3' from PL Rear 25'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "C" Driveway Location Approval UU
 (Engineer's Initials)

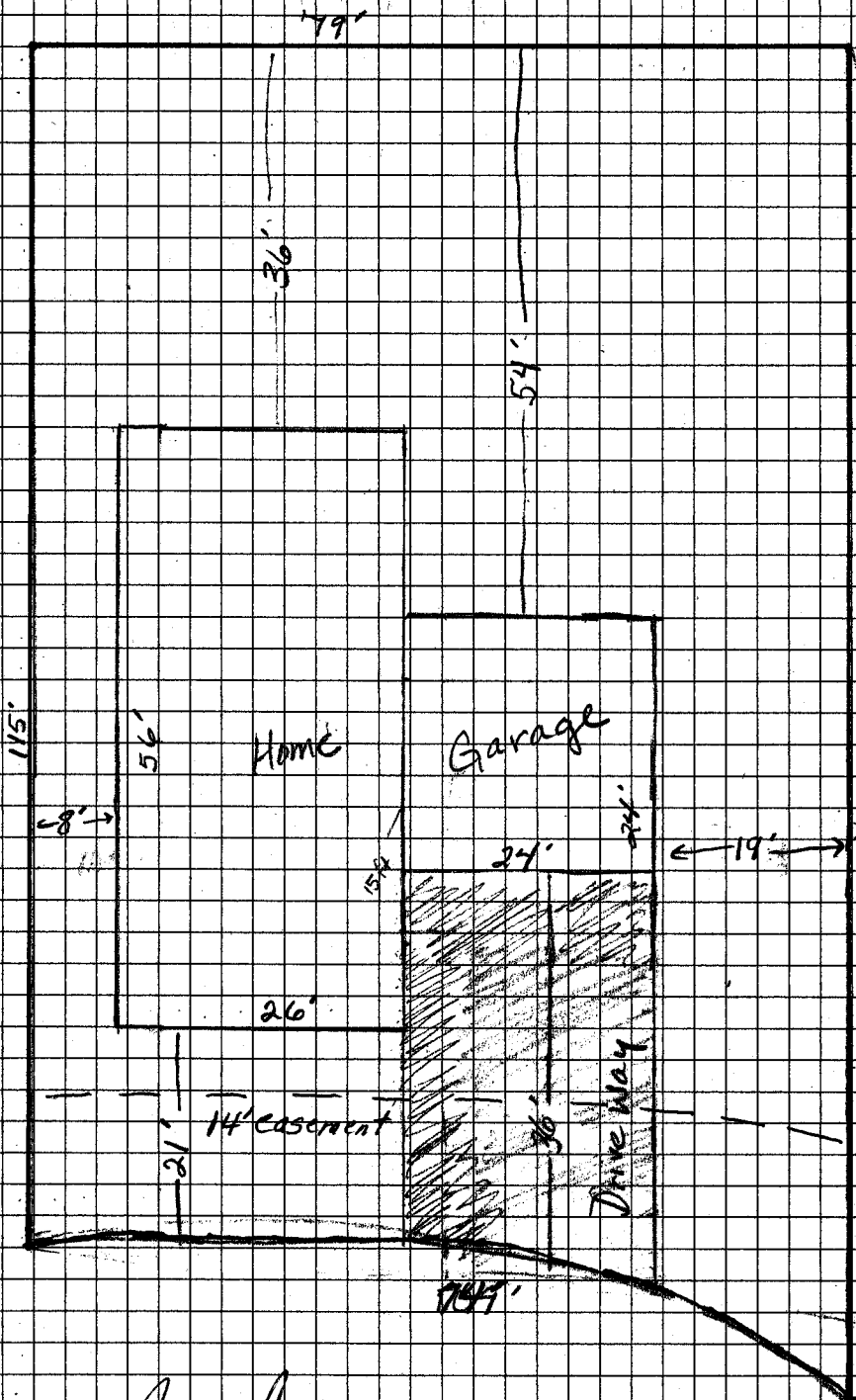
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Michael Roberts Date 6-11-04
 Department Approval [Signature] Date 6/15/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17324</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/15/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Alisa Magor* 10-15-04
 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.

aw
10/11/04

* Not to Scale

OR SUBDIVISION II

2979 D1/2 Road
Grd Jct, CO 81504
Bk 2614 Pg 866

2943-174-15-015
McGee
441 Placer St
Grd Jct, CO 81504
Bk 2495 Pg 151

2943-174-15-016
Thompson
439 1/2 Placer St
Grd Jct, CO 81504
Bk 2279 Pg 53

2943-174-15-017
Baker
429 Placer St
Grd Jct, CO 81504
Bk 2273 Pg 717

2943-174-17-003
Johnson
437 Placer St
Grd Jct, CO 81504
Bk 2315 Pg 601

2943-174-17-002
Montano
435 Placer St
Grd Jct, CO 81504
Bk 2598 Pg 359

2943-174-17-001
Judith Igen
433 Placer St
Grd Jct, CO 81504
Bk 2377 Pg 77

2943-174-18-010
Johnson
431 Placer Ct
Grd Jct, CO 81504
Bk 2388 Pg 633

2943-174-18-009
Braun
429 Placer Ct
Grd Jct, CO 81504
Bk 2559 Pg 302

10' IRR. ESMT.
10' MULTIPURPOSE
EASEMENT
10' WIDE STORM DRAIN ESMT.
EXTENDS 35' TO
FLOW CHANNEL

TEMPORARY EMERGENCY
TURN AROUND EASEMENT.
L=204.74'
R=40.00
CH L=44.00
CH BRG=N90°00'00"E
DELTA=293°15'58"

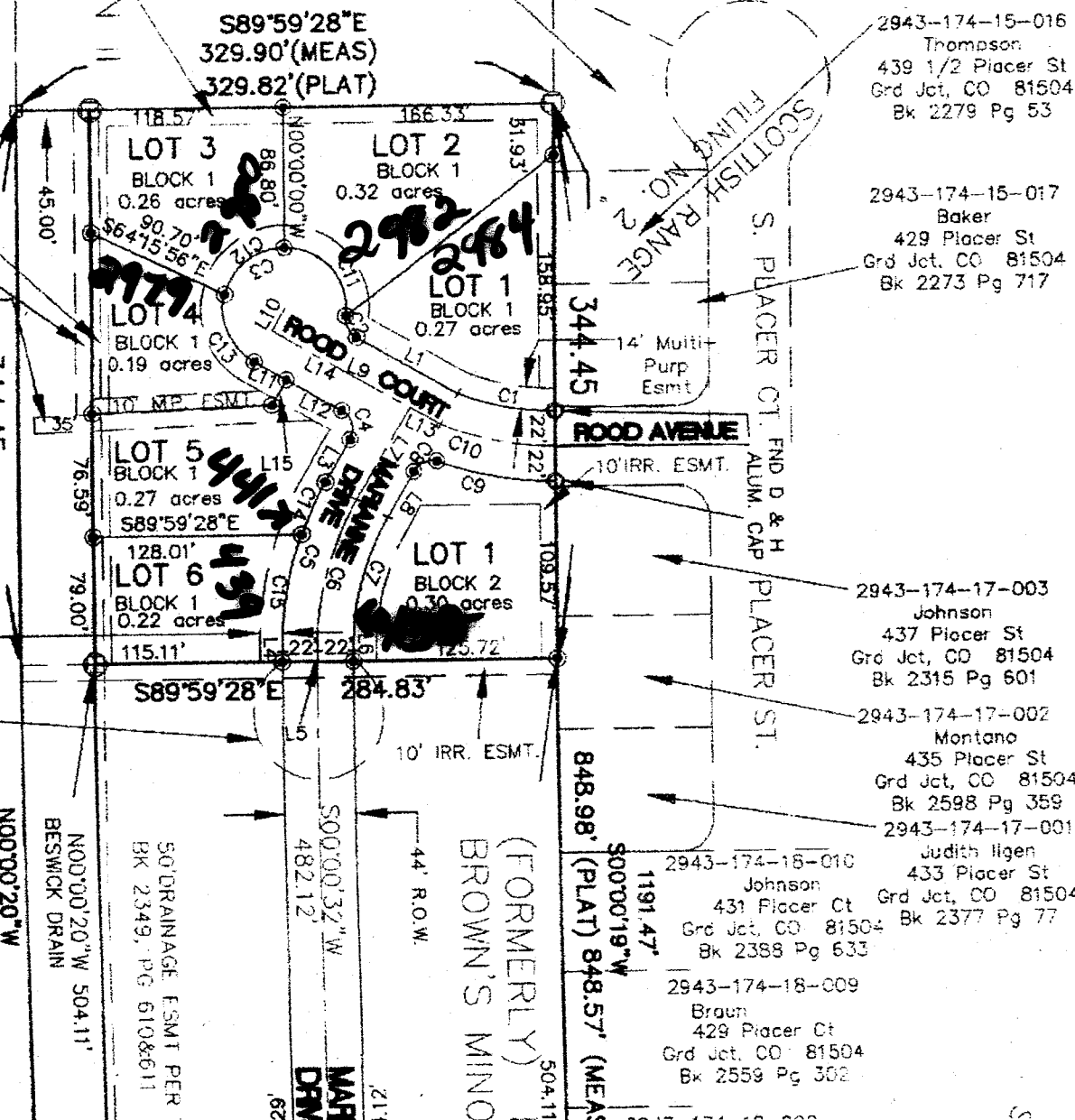
2943-174-00-155
Richard &
Marianne Traver
2971-1/2 D1/2 Road
Clifton, Co 81520
Bk 2451 Pg 437
ZONED AFT

1320.10'
N00°00'20"W
849.12' (PLAT)
848.59' (MEAS.)

N00°00'20"W 504.11'
BESWICK DRAIN

50' DRAINAGE ESMT PER
BK 2349, PG 610&611

(FORMERLY)
BROWN'S MINO



1
4

5