

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

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

BLDG PERMIT NO. _____

Building Address 414 Marianne Dr No. of Existing Bldgs 1 No. Proposed 3
 Parcel No. LOT 19 2943-174-26-019 Sq. Ft. of Existing Bldgs 2100 Sq. Ft. Proposed ~~2500~~ 360
 Subdivision West Land Estates Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 3 Lot 2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Michael E Corwell
 Address 414 Marianne Dr
 City / State / Zip Grand Jct Co

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Michael E Corwell
 Address 414 Marianne Dr
 City / State / Zip Grand Jct Co
 Telephone 434-1150

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Sheds 2 metal & 1 wood

NOTES: 2 @ 8x10 1 @ 10x12

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 _____ Driveway Location Approval _____
 (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).

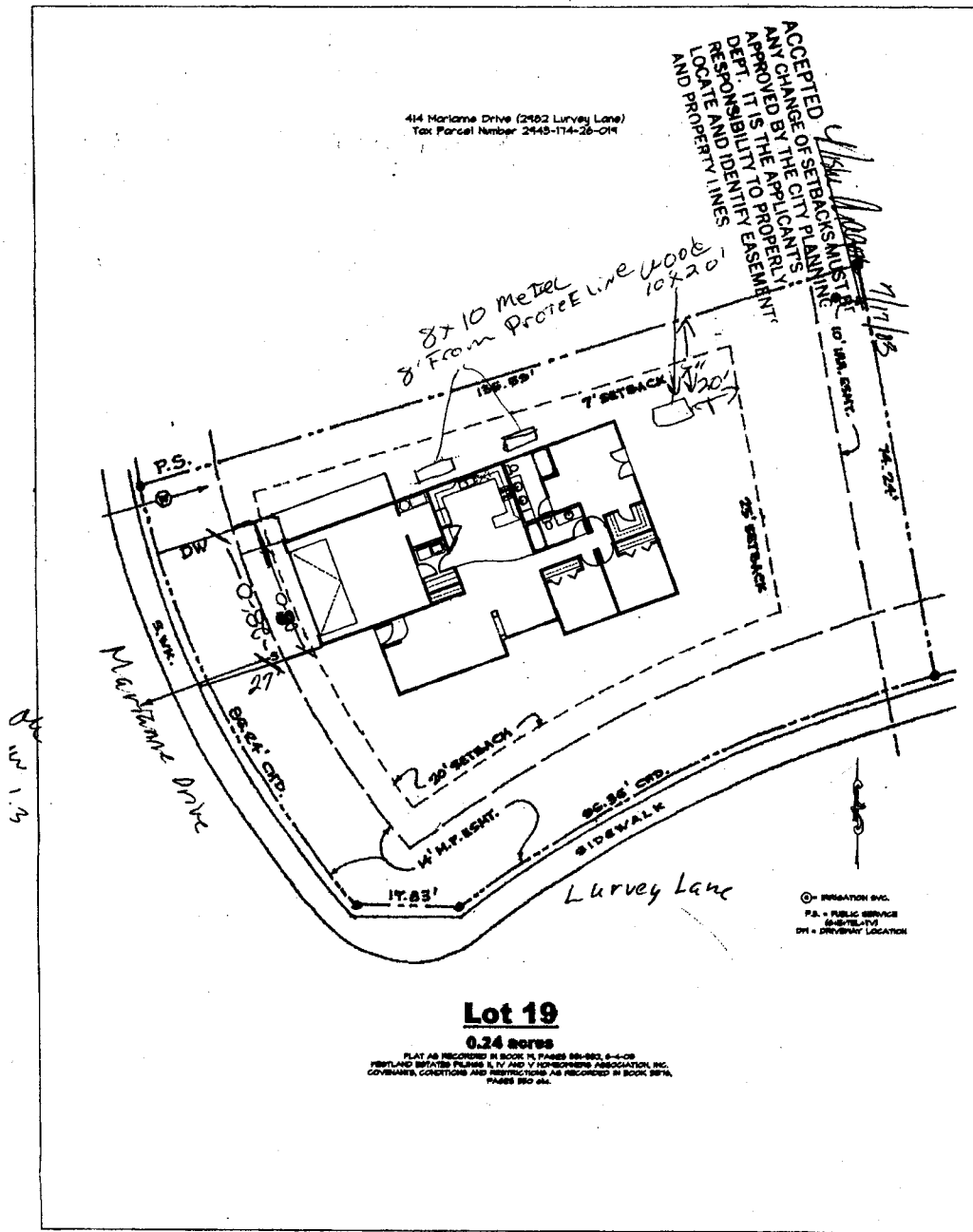
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Michael E Corwell Date 3-24-05
 Department Approval Gayleen Henderson Date 3-24-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting D Overholt Date 3/24/05

414 Marlaine Drive (2102 Lurvey Lane)
Tax Parcel Number 2448-174-28-014

ACCEPTED 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.



Lot 19

0.24 acres

PLAT AS RECORDED IN BOOK 14, PAGES 88-92, 6-4-09
REPLANT SPACED PLANTS 1, IV AND V HOMEOWNERS ASSOCIATION, INC.
COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 2876,
PAGES 280-284.

⊙ - IRRIGATION SVC.
P.S. - PUBLIC SERVICE
S.S. - SEWER
DW - DRIVEWAY LOCATION

1 SITE PLAN LOT 19
1/8" = 1'-0" TOTAL 20 PAGES - 1478

10x20 7'ft 20'
8x10 8 1/2 F

3-24-05

ACCEPTED Gayleen Henderson
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.