

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

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

BLDG PERMIT NO.

Building Address 422 MARIANNE DR
32-008
 Parcel No. 2943-174-22-001 + 002
 Subdivision WESTLAND ESTATES
 Filing 3 Block 3 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 536 GPR, 1509 HS
 Sq. Ft. of Lot / Parcel .23 ACRES - 10,018 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 + 2210 sq ft
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name TIM KEENAN
 Address 582 GREENFIELD CR. WEST
 City / State / Zip GRAND JCT. CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TIM KEENAN
 Address 582 GREENFIELD CR. WEST
 City / State / Zip GRAND JCT. CO 81504
 Telephone 970-261-4770

***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' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District C 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 Kenny Day Date 10-19-05

Department Approval NA Gaylen Henderson Date _____

Additional water and/or sewer tap fees are required: YES NO W/O No. 18510
 Utility Accounting [Signature] Date (0)24/05

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)

SCALE: 1/16" = 1'0"

80.75'

10' IRRIGATION & DRAINAGE EASEMENT

39'

40'

NA

14'

26'

LOT 7

LOT 9

126.00'

House

60.19'

126.00'

Alisa Moore
10/19/05

ACCEPTED
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.

SIDEWALK

LOT 8

422 MARIANNE DR.

22'

24' DRIVEWAY

14' MULTI-PURPOSE EASEMENT

80.75'

ACCEPTED *Gaylen 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.

MARIANNE DRIVE

*Drive OK
Back Down
10-12-05*

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 425 Marianne Drive
~~2975 Westridge~~ No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-31-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1394
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 21.5 ft

OWNER INFORMATION:

Name Chris Veitcheimer
 Address 3220 C Rd
 City / State / Zip GT. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Donald R. Builders
 Address 2500 Broadway Unit B Box 241
 City / State / Zip GT. CO. 81503
 Telephone 970-241-3449

***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.

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ZONE RSF-4 Maximum coverage of lot by structures 50%
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Applicant Signature [Signature] Date 10-3-05
 Department Approval [Signature] Date 10/13/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 15482
 Utility Accounting [Signature] Date 10/13/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
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