

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

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

BLDG PERMIT NO. _____

Building Address 435 Mariann DR
 Parcel No. 2943-174-22-001
 Subdivision Westland Estates
 Filing 3 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1392
 Sq. Ft. of Lot / Parcel .20 A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1800 Sq Ft
 Height of Proposed Structure 14 Ft

OWNER INFORMATION:

Name Gordon & Shirley Schmidt
 Address 435 Mariann DR
 City / State / Zip G J Co

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ~~Jobba~~ Gordon Schmidt
 Address 435 Mariann DR
 City / State / Zip G J Co.
 Telephone 434-1581

***TYPE OF HOME PROPOSED:**

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

NOTES: 2030487
Jobhandler Const
Larry Sipes

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>[Signature]</u> (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 Larry Sipes Date 5 May 05
 Department Approval [Signature] Date 5/6/05

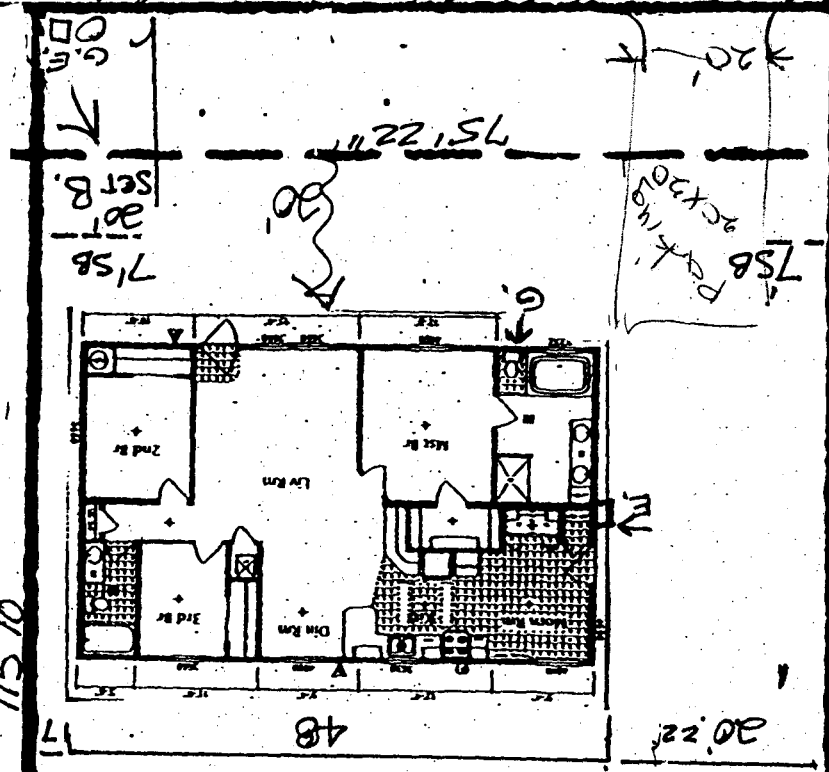
Additional water and/or sewer tap fee(s) are required: YES <u>0</u> NO _____	W/O No. <u>PL GGVSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/6/05</u>

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)

0.20 ACRES

50'

115'10"



Lot 2 Block 1

7'5B
20'1
SET B.
G.O.S.

25'
SET B.

75.22'

HOME
29x48
Floor
URC

W 5/5/05 STREET

STREET

SIDEWALK

Parking
7'5B
20'x20'

60.511

LOT 7

ACCEPTED
ANY OBLIGATION OF SETBACKS
NEED TO BE LOCATED AND IDENTIFIED
LOCATE AND IDENTIFY PROPERTY LINES
AND PROPERTY LINES
THE CITY PLANNING DEPARTMENT
APPLICANTS
EASEMENTS

NOTES -
GORDON TO BRYCE
PAD 20x20

Gordon/Shirley
Schmidt
435 Marjorie Dr. G.S.

Scale 1/8" = 1' - 3"