

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

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

BLDG PERMIT NO. _____

Building Address 436 Marianne Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-32-001 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 1740
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 75 x 125 = 9375
 Filing III Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2956
 Height of Proposed Structure 14.9

OWNER INFORMATION:

Name Jimmy Quintana
 Address 436 Marianne Dr
 City / State / Zip Grand Jet CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Diana Kelley
 Address 3102 D112 Rd
 City / State / Zip Grand Jet, CO 81501
 Telephone 434-7504 or 201-2585

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

NOTES: Attached garage

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 Diana M Kelley Date 9-27-05
 Department Approval Shirley Hall Date 10/5/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18463</u>
Utility Accounting <u>D. Kelley</u>	Date <u>10/5/05</u>		

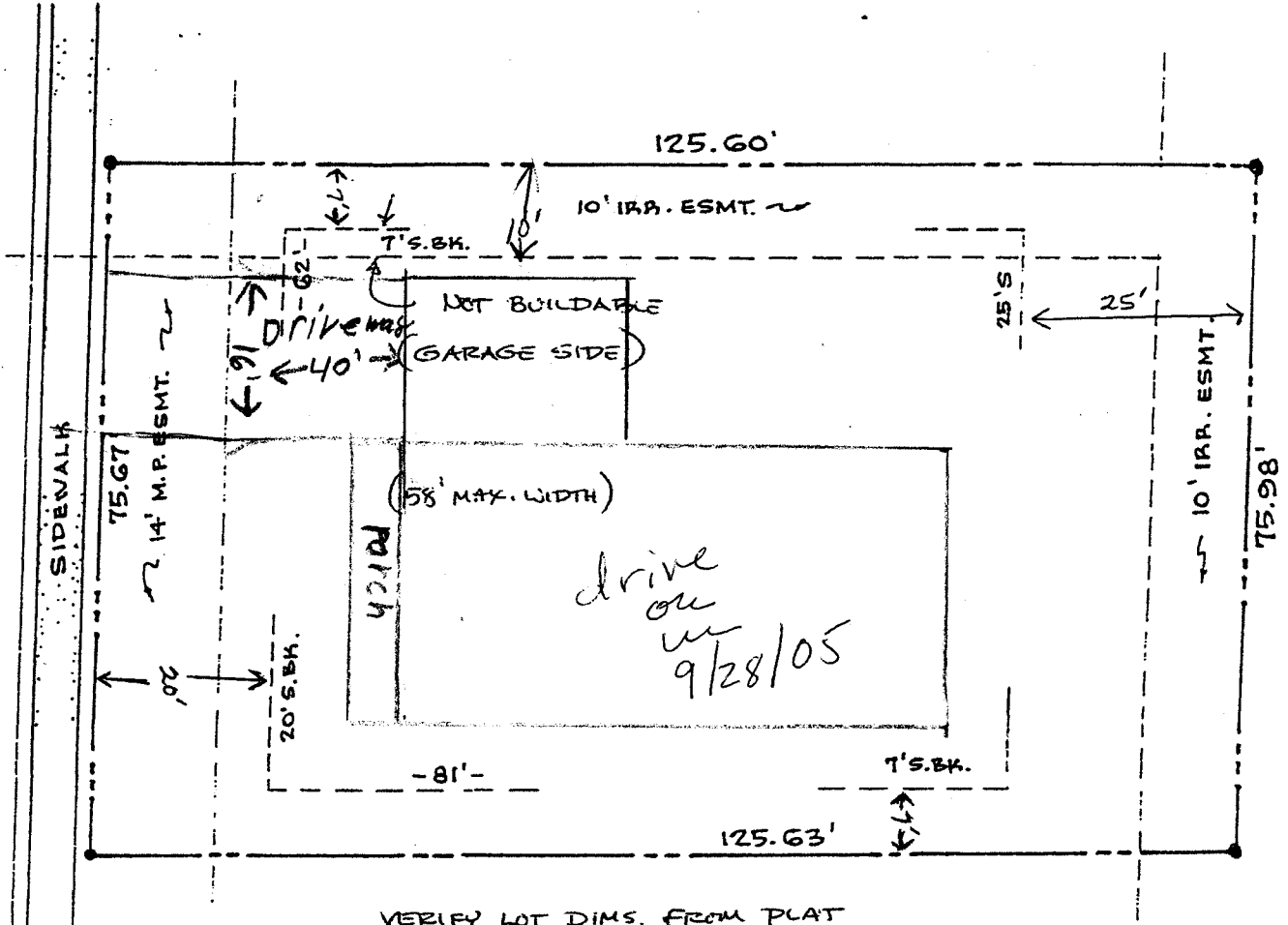
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WESTLAND ESTATES SUBDIVISION

Filing III, Block 3, Lot 1, Zoned RSF-4

Address: 436 Marianne Drive

Tax Parcel Number 2943-174-32001



VERIFY LOT DIMS. FROM PLAT
RECORDED 23 MAR 05

9/14
ACCEPTED
ANY CHANGES 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.

Clay Hall

10/5/05

Lot 27

0.22 acres

- ⊙ Irrigation Svc.
- P.S. Public Services
(G + E + Tel. + TV)
- DW Driveway Loc'n.