

FEE \$	10.00
TCP \$	39.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 407 Marianne
Parcel No. 2943-174-26-026 007
Subdivision Westland
Filing 11 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed _____
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name JOHN ROLLING
Address 1751 W. DRY CREEK RD
City / State / Zip LITTLETON CO 80120

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JOHN ROLLING
Address 1751 W. DRY CREEK RD
City / State / Zip LITTLETON CO 80120
Telephone 303 818 0253

***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 <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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
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>RAD</u> <small>(Engineer's Initials)</small>		

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 John Rolling Date 9-11-06
Department Approval NA Gaylen Henderson Date 9-12-06

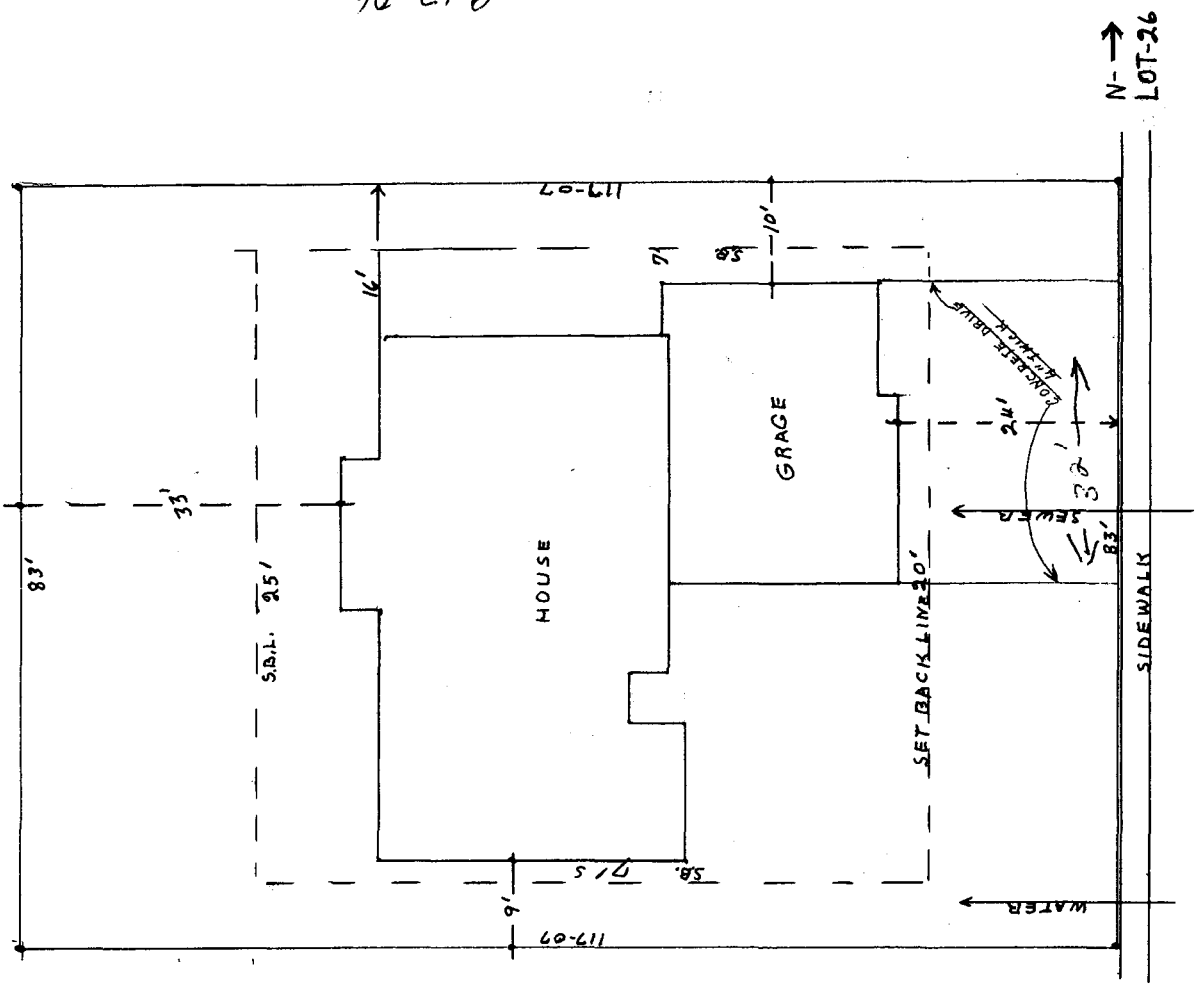
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19458</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/12/06</u>		

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)

9-12-06
 OK
 OK
 OK

9-12-06
 Mr. [Signature]
 ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

JOHN ROLLING CONST. CO.
 APPROVED BY
 ADDRESS: 407-MARIANNE-DRIVE
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N- →
 LOT-26