

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 418 Marianne Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-32-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1406
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel _____
 Filing III Block 3 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Double R Builders
 Address 2139 N 12th Unit 10 Box 9333
 City / State / Zip GT. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ray Robidoux
 Address 692 Miranda St
 City / State / Zip GT. CO. 81505
 Telephone 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.

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 _____ (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).

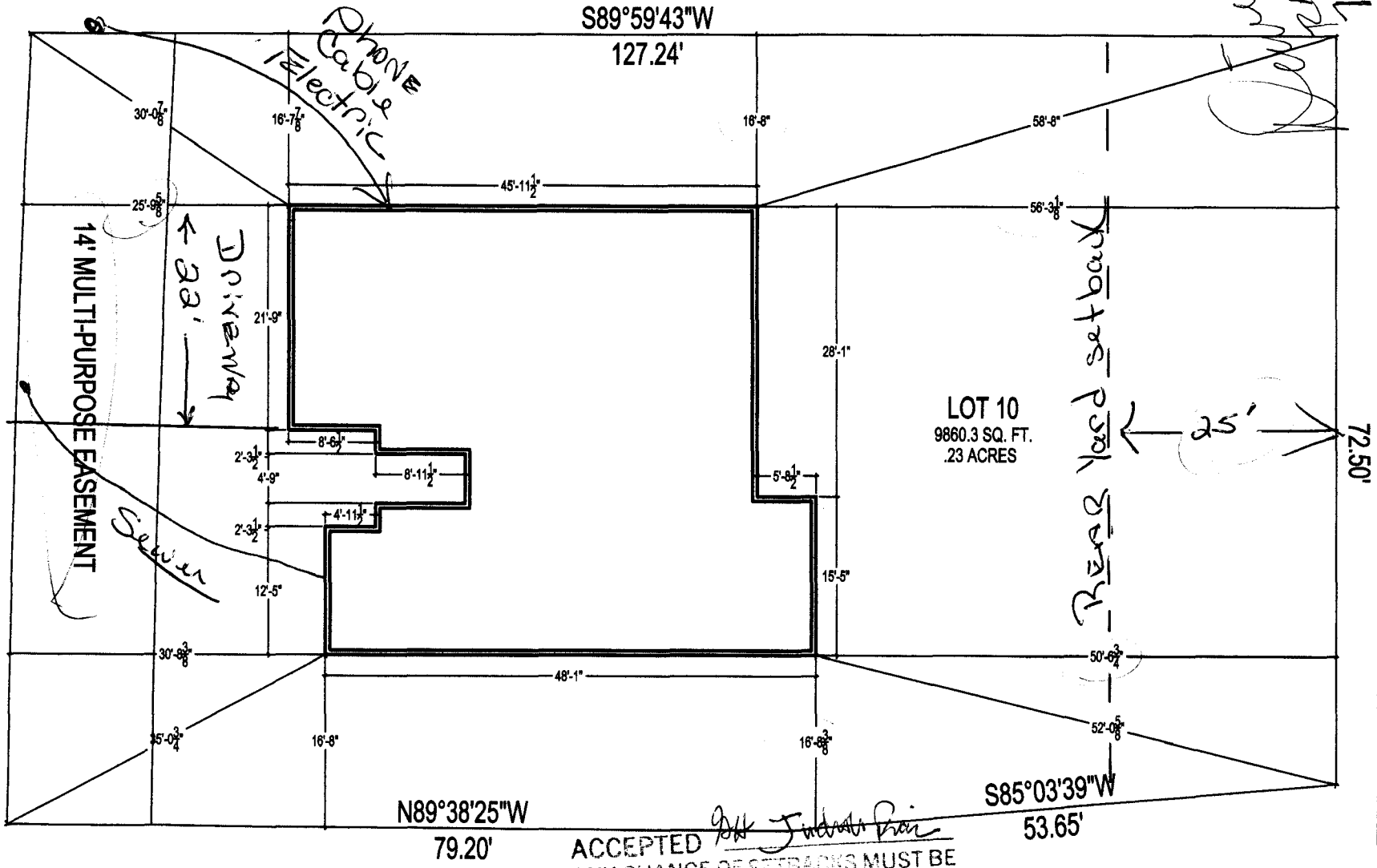
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7-26-06
 Department Approval [Signature] Date 7/18/2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19323</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-19-06</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)

Marianne Drive
76.75'



S89°59'43"W
127.24'

LOT 10
9860.3 SQ. FT.
.23 ACRES

N89°38'25"W
79.20'

S85°03'39"W
53.65'

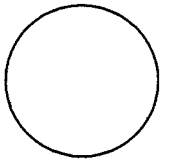
72.50'

ACCEPTED *Judith Price*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND MARK EASEMENTS
 AND PROPERTY LINES.

OK
June 17, 06

ADT
 Advanced Training Technicians, L.L.C.
 1000 North 9th Suite #33
 Grand Junction CO 81504
 Phone (970) 243-6666
 Fax (970) 243-4521

418 Marianne
Grand Junction, CO



REV Date: 7/17/06

Date: 6/30/06

Scale: NTS

SITE

Sheet

C2