

FEE \$ 10.00
 T.C.P. \$ ~~1000.00~~ 39.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 419 Marianne
 Parcel No. 2943-174-31-004
 Subdivision Westland Estates
 Filing III Block 2 Lot 4

No. of Existing Bldgs -0- No. Proposed 1
 Sq. Ft. of Existing Bldgs -0- Sq. Ft. Proposed 1468
 Sq. Ft. of Lot / Parcel 9242 sq ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Chris Veiterheimer
 Address 3220 C. Road
 City / State / Zip GA. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Daniel R Builders
 Address 692 Miralda St
 City / State / Zip GA. 81503
 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 <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>RAD</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 [Signature] Date 6-18-06
 Department Approval NA Judith A. Perez Date 7-3-2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19275</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-5-06</u>

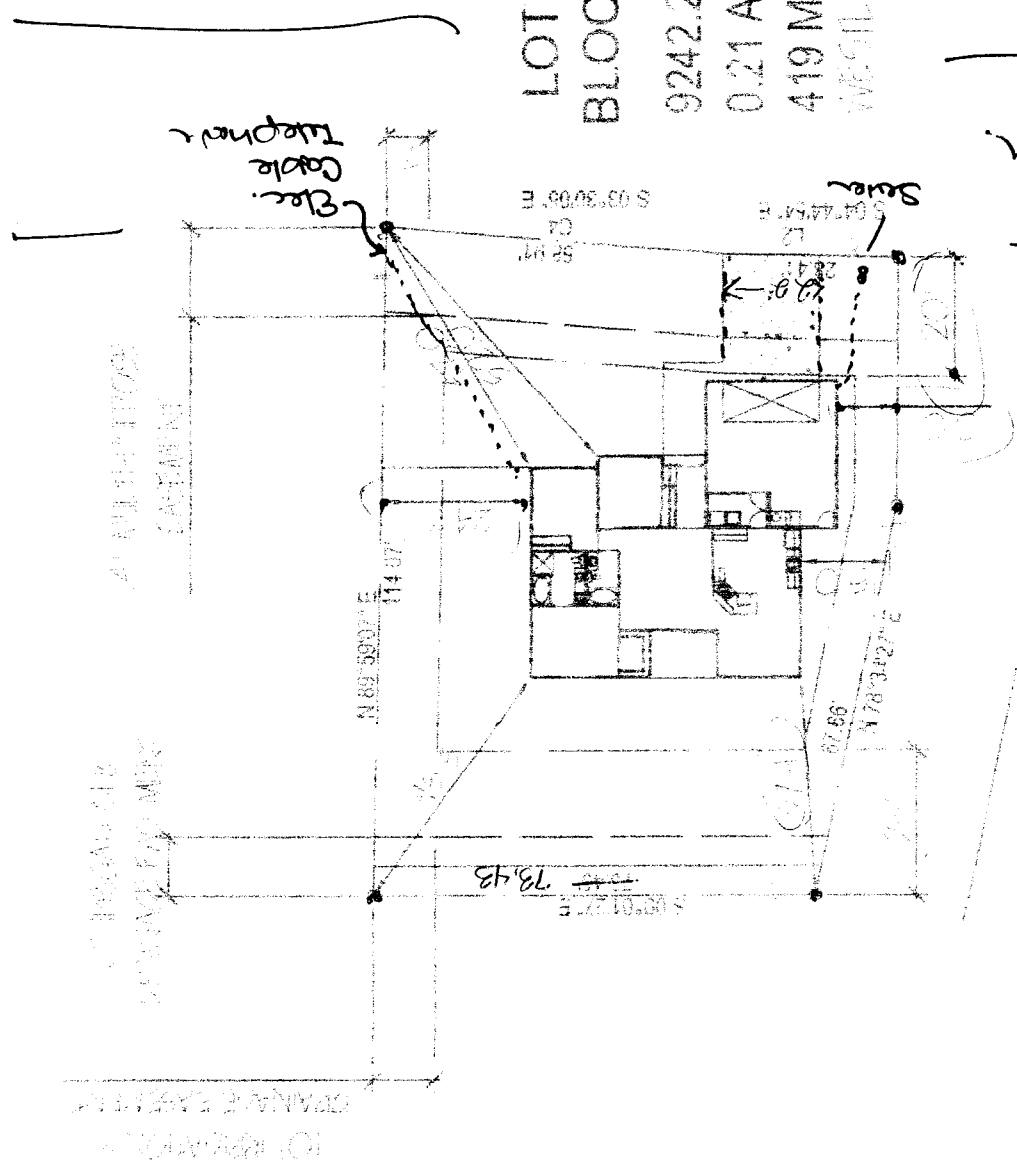
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

North
 630-06
 Dave
 OK
 OK

East

LOT 4
 BLOCK 2
 9242.2 SQ. FT.
 0.21 ACRES
 419 MARIANNE DRIVE
 WESTLAND ESTATES PLUNG THREE

ACCEPTED NA Jackson A. Re
 MUST BE
 AGREEMENTS



Mariand...
 D

GRAND VALLEY IRRIGATION COMPANY CANAL

PLOT PLAN

~~Lot 10~~