

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 420 MARIANNE DR. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-32-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision WESTLAND ESTATES Sq. Ft. of Lot / Parcel 9477 #
 Filing 3 Block 3 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2342[#] HOUSE + PATIO; 456[#] DRIVEWAY
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name TIM EUBANKS
 Address 3961 SKY RANCH DR.
 City / State / Zip GLENWOOD SPRINGS, CO 81601

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

APPLICANT INFORMATION:

Name KENNY DIAZ / DBA: FARVIEW HOMES
 Address 2269 HOUSETOP MOUNTAIN DR.
 City / State / Zip PARACHUTE, CO 81635
 Telephone 970-250-3187

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

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>EH</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 Kenny Diaz Date 7-10-06
 Department Approval JML / Gayleen Henderson Date 7/25/2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19329</u>
Utility Accounting <u>Kate Libbey</u>	Date <u>7/25/06</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)

75.00

10' ERR. & DRAINAGE EASEMENT

45.08'

54.5'

420 MARIANNE DR
LOT 9

.22 ACRES

TAX # 2943-174-32-009

31.25'

12.5'

127.24'

126.08'

57.00'

8'

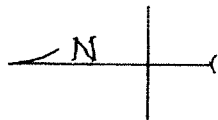
23.00'

24'

19'

14' MULTI-PURPOSE EASEMENT

75.00'



MARIANNE
DRIVE

DRIVE OK
EH 7/10/06

ACCEPTED *JAR Gayleen Henderson*
ANY CHANGE 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.

LOT 8

LOT 10