

FEE \$ 10.00
 TCP \$ 39.00
 SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 426 Marianne Dr.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 294-3-174-32-006

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1406

Subdivision Westward Estates

Sq. Ft. of Lot / Parcel 10,717

Filing 3 Block 3 Lot 6

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 and 1934

Height of Proposed Structure 18'

OWNER INFORMATION:

Name Double R Builders

DESCRIPTION OF WORK & INTENDED USE:

Address 2500 Broadway Unit B Box 241

New Single Family Home (*check type below)

City / State / Zip GT CO. 81503

Interior Remodel

Addition

Other (please specify):

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Ran R. Rindorf

Site Built

Manufactured Home (UBC)

Address 692 Miranda St.

Manufactured Home (HUD)

Other (please specify):

City / State / Zip GT CO. 81505

NOTES: _____

Telephone 970-241-3449

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 X 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 TRAD
 (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 _____

Date 3-20-06

Department Approval NA Fay Hall

Date 3/23/06

Additional water and/or sewer tap fee(s) are required: YES NO

W/O No. 119096

Utility Accounting Vale Gusbury

Date 3/23/06

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)

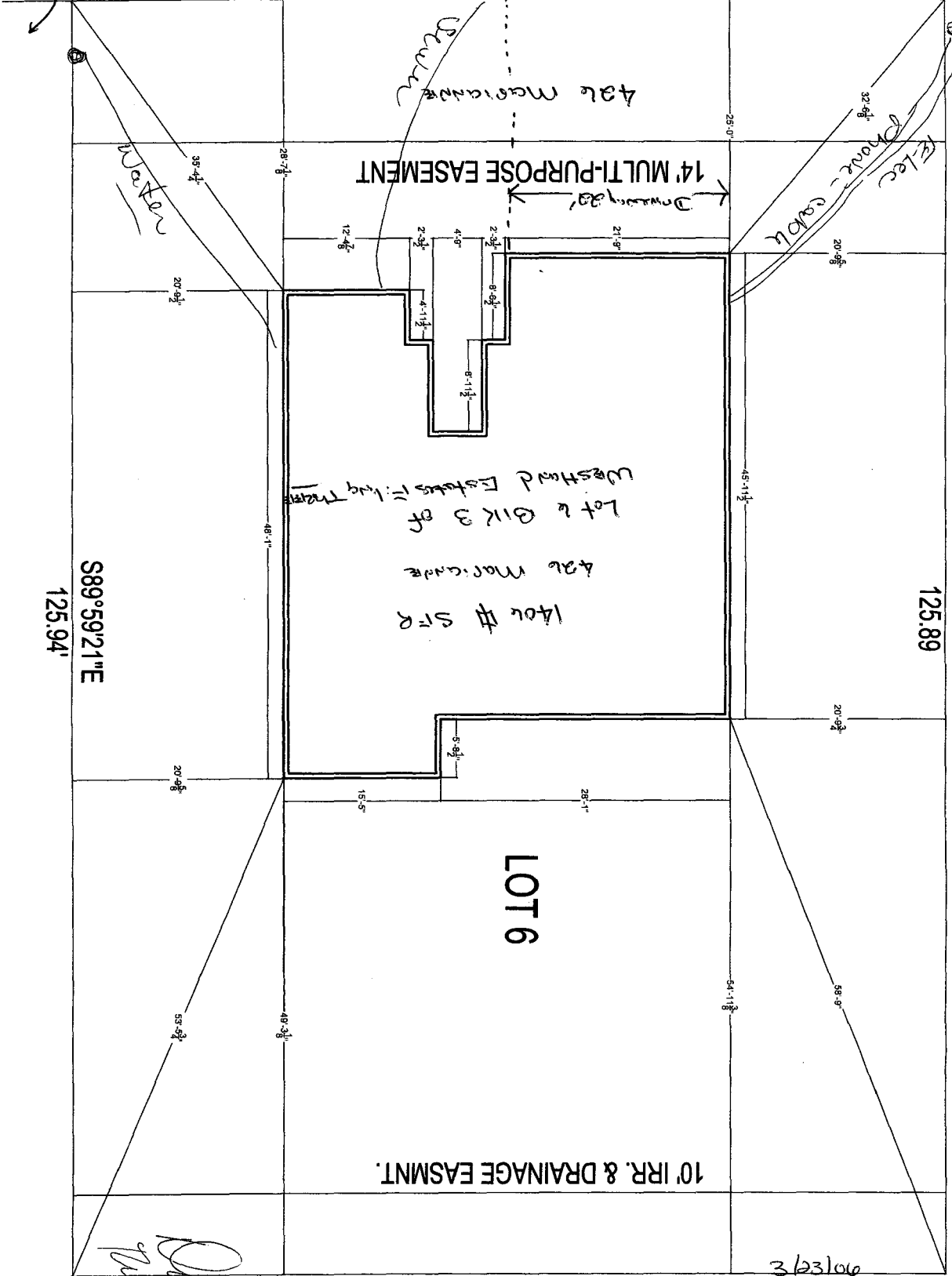
(Goldenrod: Utility Accounting)

Marianna D

424 MARICANNE

424 MARICANNE

85.10



N89°59'43"E
125.89

North

S89°59'21"E
125.94'

LOT 6

10' IRR. & DRAINAGE EASMT.

14' MULTI-PURPOSE EASEMENT

Lot & QIR 3 of
424 Maricanne
1406 # SFR

424 Maricanne

Dick Brown
3-22-06

85.13

3/23/06

ACCEPTED *NA* *Clare Hall*
ALL SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT. PLANNING
RECOMMENDS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.