

FEE \$	10 <sup>00</sup>
TCP \$	39 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 429 Marianne Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943 174 30005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1440.5  
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel .199 acre  
 Filing 3 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2601  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Annetta Colbert  
 Address 1221 18 Rd  
 City / State / Zip Fruita CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

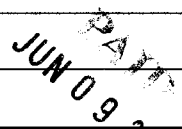
Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>35'</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <input checked="" type="checkbox"/>
Maximum Height of Structure(s) _____	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).

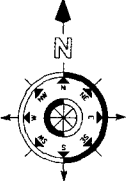
Applicant Signature Annetta Colbert Date 6-5-05  
 Department Approval NS Ullsma Date 6/9/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19177</u>
Utility Accounting <u>T. Bensen</u>	Date <u>6/9/05</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)

ACCEPTED *US/Ashe/Tracy 6/9/06*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



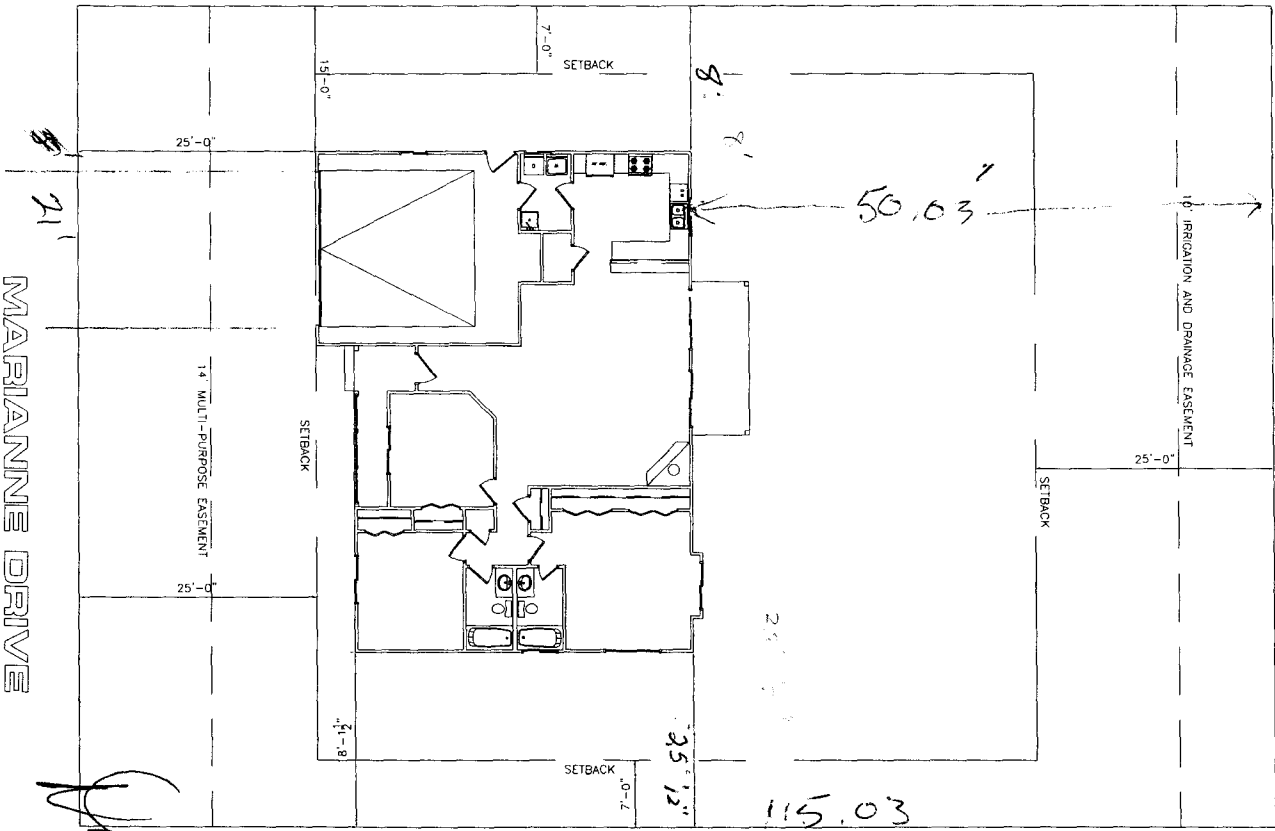
NOTE  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	WESTLAND ESTATES
FILING NUMBER	3
LOT NUMBER	6
BLOCK NUMBER	3
STREET ADDRESS	???? MARIANNE DRIVE
COUNTY	MESA
GARAGE SQ. FT.	412 SF
LIVING SQ. FT.	1435 SF
LOT SIZE	10718 SF
SETBACKS USED	FRONT 25'
	SIDES 7'
	REAR 25'

THE SETBACKS USED ON THIS SITE PLAN ARE BASED ON ZONING OF WESTLAND ESTATES, FILING 3. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THAT THE SETBACKS ARE SUFFICIENT IN THE SUBDIVISION AS WELL.



SCALE: 1"=20'-0"

*Handwritten signature and initials, possibly 'Ashe' and 'Tracy', with a date '6-10-06'.*