

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 430 Marianne DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-32-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1420
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel .25 Acres
 Filing 3 Block 3 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 270 SF
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name MIKE ROBERTS / UNITED ONE LLC
 Address 2336 Meridian CT
 City / State / Zip GJ Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GARY RINDELE CONST
 Address PO Box 1380
 City / State / Zip Clifton, Co. 81520
 Telephone 434-0510

***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>1</u> NO _____
Side <u>17'</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>[Signature]</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).

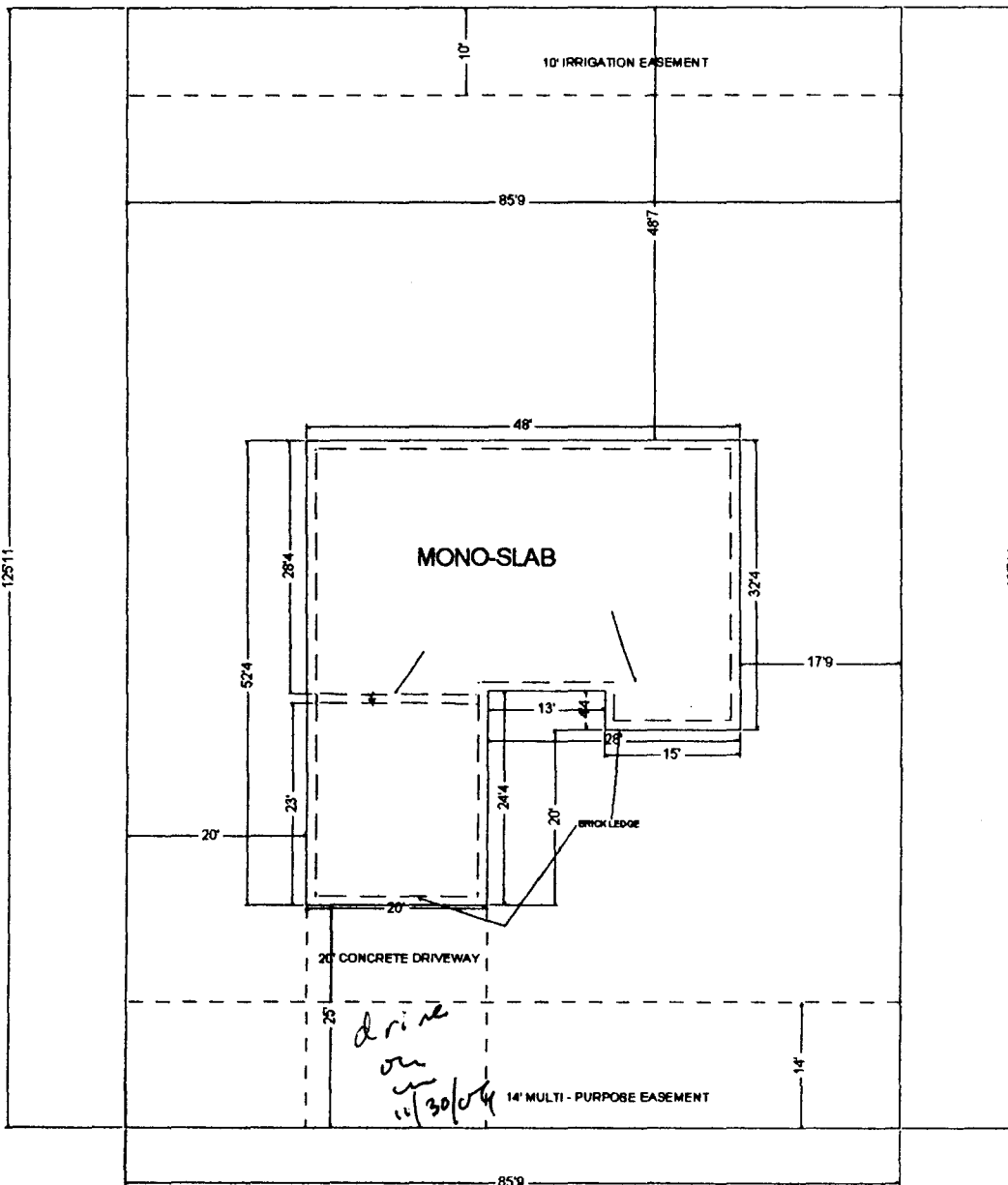
Applicant Signature [Signature] Date 11-28-06
 Department Approval NA Wendy Spurr Date 12-8-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19765</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/8/06</u>	

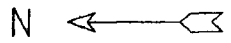
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.7 C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

AGGREGATE NETWORKS MUST BE
 CITY PLANNING
 PARTICIPANTS
 TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

NA Wendy Spurr



drive on 11/30/04



430 MARIANNE DR.
 SCALE 1" = 20'