

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 431 Marianne Dr
 Parcel No. 2943-174-30-004
 Subdivision Westland Estates
 Filing 3 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1592
 Sq. Ft. of Lot / Parcel .20 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2250
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Mike Roberts
 Address 619 Main St Suite 135
 City / State / Zip Grand Jet, CO 81501

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

APPLICANT INFORMATION:

Name Gary Rinderle Const Inc
 Address P.O. 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>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 _____ <small>(Engineer's Initials)</small>		

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).

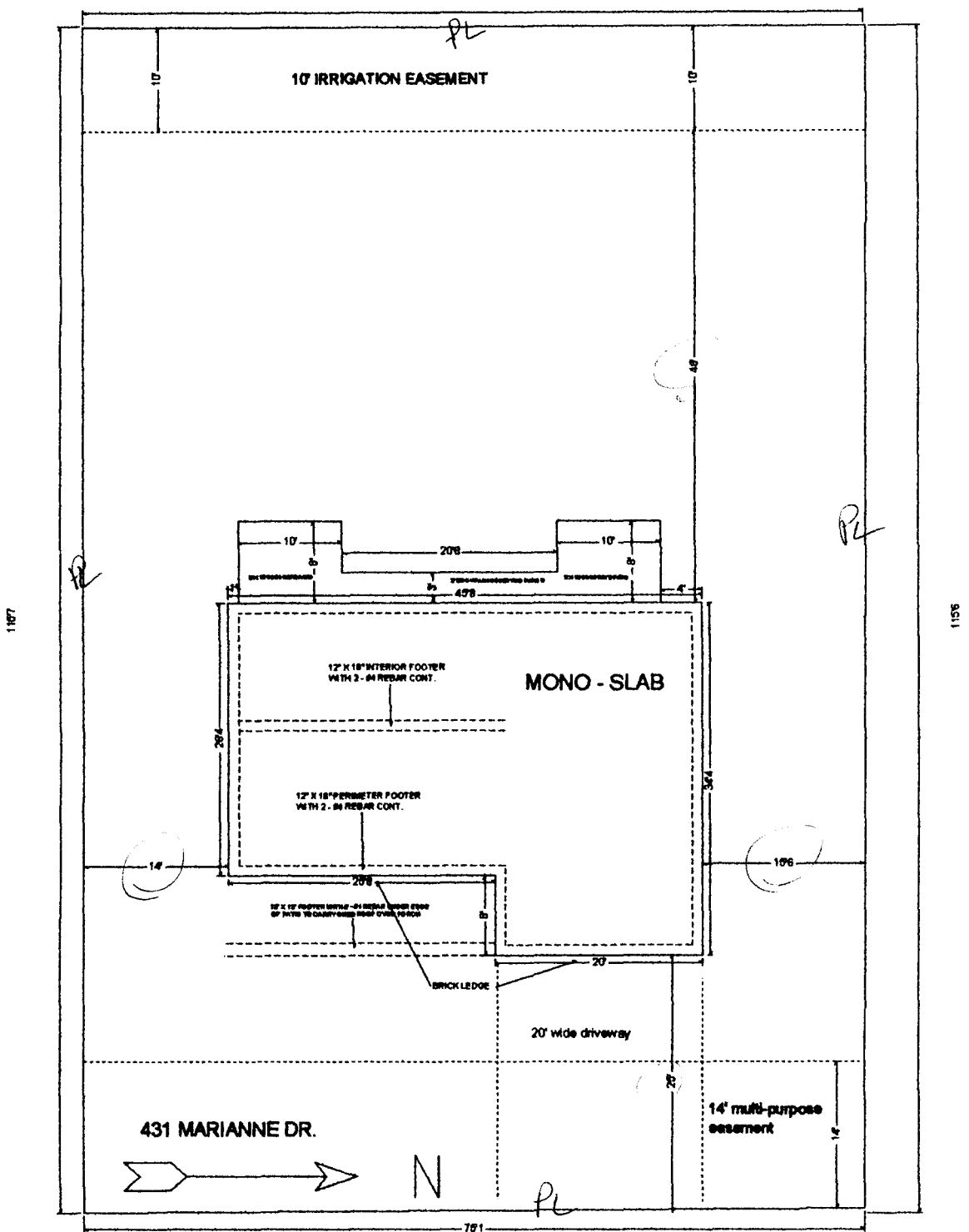
Applicant Signature [Signature] Date 8-16-06
 Department Approval JR [Signature] Date 8-22-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19411</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/22/06</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)

ACCEPTED *JR Judson A. Pica*
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.

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drive on 8/10/04