

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 433 Marianne Dr  
 Parcel No. 2943-174-30-003  
 Subdivision Westland Estates  
 Filing 3 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1420  
 Sq. Ft. of Lot / Parcel .20 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2652 SF  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name Mike Roberts  
 Address 619 Main St Suite 135  
 City / State / Zip Grand Jct, 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 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 [Signature]  
 (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).

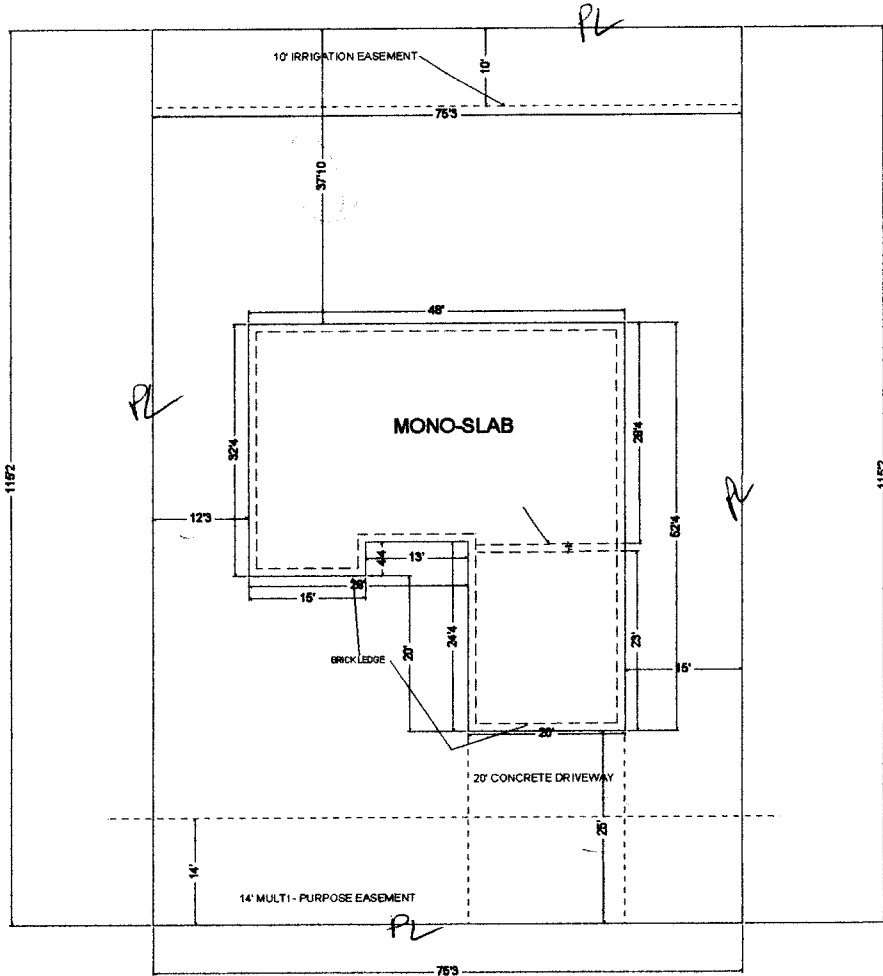
Applicant Signature [Signature] Date 8-16-06

Department Approval JR Judith A. Fox Date 8-22-2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19410</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 *PL* *Judith A. Dor*  
ALL DIMENSIONS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. ALL DIMENSIONS  
SHOWN ON THIS PLAN ARE  
FOR INFORMATION PURPOSES  
AND DO NOT CONSTITUTE  
A GUARANTEE OF ACCURACY.



433 MARIANNE DR.  
SCALE 1" = 20'

drive ok  
*u*  
8/16/04