

FEE \$ <u>10.00/</u>
TCP \$
SIF \$

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 435 Mariannedr No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2943-174-30-002 Sq. Ft. of Existing Bldgs 1344 Sq. Ft. Proposed 864
 Subdivision Westland Estates Sq. Ft. of Lot / Parcel 8660
 Filing 3 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3330
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Gordon Schmidt
 Address 435 Marianne DR
 City / State / Zip Grand Junction CO 81504

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

APPLICANT INFORMATION:

Name Gordon Schmidt
 Address 435 Marianne DR
 City / State / Zip Grand Junction CO 81504
 Telephone 970-314-2638

*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>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	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 Gordon Schmidt Date Aug 11 2006

Department Approval [Signature] Date 8/11/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No <u>NO SWR / NO WTR.</u>
Utility Accounting <u>[Signature]</u> Date <u>8/11/06</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)

115110



7' 11"

80'

7.5.22

PLANTER

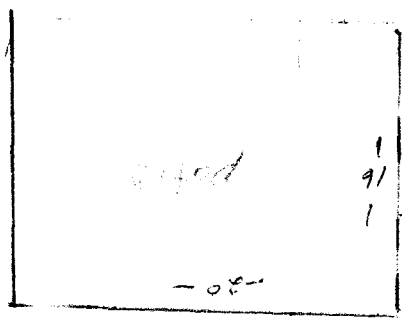
DRIVEWAY 50 X 12

ACCEPTED
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPT. IT IS THE RESPONSIBILITY OF THE
 LOCATOR AND PROPERTY OWNERS TO
 LOCATE AND VERIFY ALL DIMENSIONS
 AND PROPERTY LINES.

08/11/00

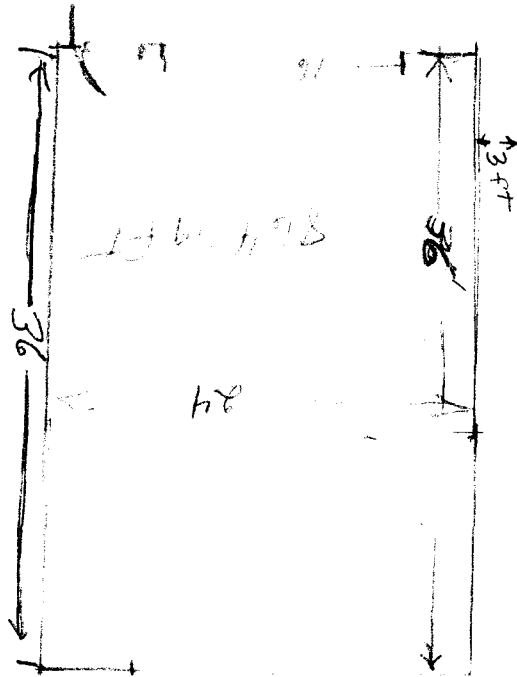
GARDEN

WATER



Planter

PLANTER



24

86 1/2 FT

3' FT

36'

16

5-