

FEE \$	10.00
TCP \$	39.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2978 Westridge Dr.
~~427 Marianne Dr.~~

Parcel No. 2943-174-30-006

Subdivision WESTLAND ESTATES

Filing 3 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2293

Height of Proposed Structure 30'-8"

OWNER INFORMATION:

Name LANCE BARKER

Address 2935 NORTH AVENUE

City / State / Zip GRAND JCT. CO. 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name MIKE WELLS

Address P.O. Box 149

City / State / Zip MOLINA, CO. 81046

Telephone 970-268-5599

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: CAN WE USE WESTRIDGE ADDRESS? IF SO WHAT IS IT?

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>FSF-4</u>	Maximum coverage of lot by structures <u>50%</u>	Permanent Foundation Required: YES <u>X</u> NO _____	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL	Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	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).

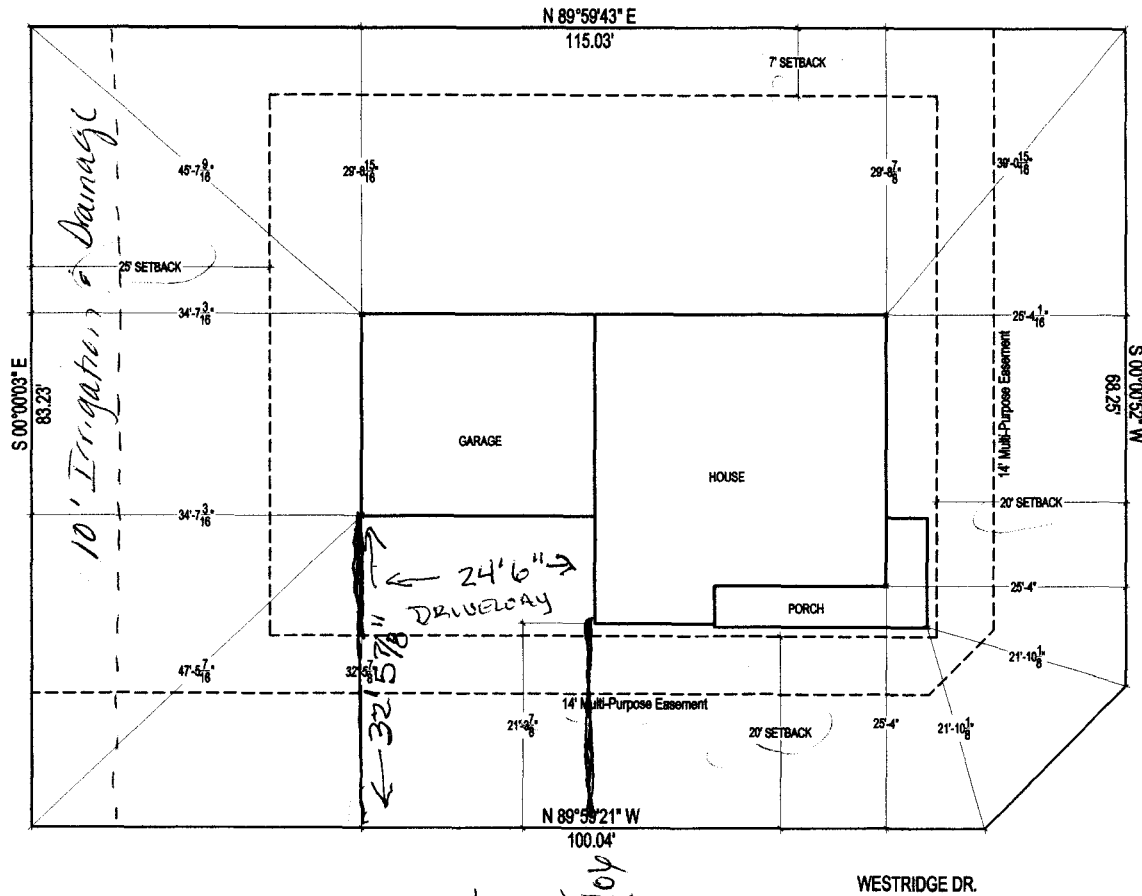
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mike J. Wells Date Sept. 21, 2006

Department Approval NA [Signature] Date 10/5/06 10/9/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>10/20</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/06</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)



drive way
24'6"
32'5 7/8"
10/4/04

MA Judson Review 10/5/06 10/9/06

MARIANNE DR.

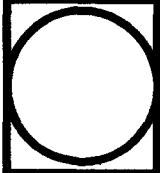
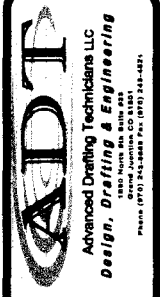
MARIANNE DRIVE	
ID #	2943-174-30-006
FILING	3
BLOCK	1
LOT NUMBER	6
LOT SIZE	9480.80 sq. ft.
LIVING AREA	1779.14 sq. ft.
GARAGE	514.50 sq. ft.
TOTAL AREA	2293.64 sq. ft.

ACCEPTED NA Judson Review 10/5/06 10/9/06
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESUME LIABILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2978 Westridge Dr.

427 Marianne Dr. Site Plan

Grand Junction, CO.



Revisions

Rev	Description
A	
B	
C	
D	
E	

Drawn by: ADT
 Date: 9/28/06
 Date: 9/22/06
 Scale: 1"=20'

Site Plan

C1

** ADT (Advanced Drafting Technicians) is not responsible for the dimensions and notes. The Contractor / or Builder is to verify all dimensions and placements before construction. **