

FEE \$ 10.00
 TCP \$ 4589.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____ *pl*

Building Address 421 Marianne Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-174-31-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Washland Estates Phase 3 Sq. Ft. of Lot / Parcel _____
 Filing Three Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1500 2144
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Double R Builders
 Address 2139 N 12th #10 Box 9333
 City / State / Zip GT. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ryan Robidoux
 Address 687 Tahoe Ct.
 City / State / Zip GT. CO. 81505
 Telephone 970-241-3449

***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>RL</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 _____	
Maximum Height of Structure(s) <u>35'</u>		Special Conditions _____	
Voting District _____	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 5.22.07

Department Approval [Signature] Date 6/1/07

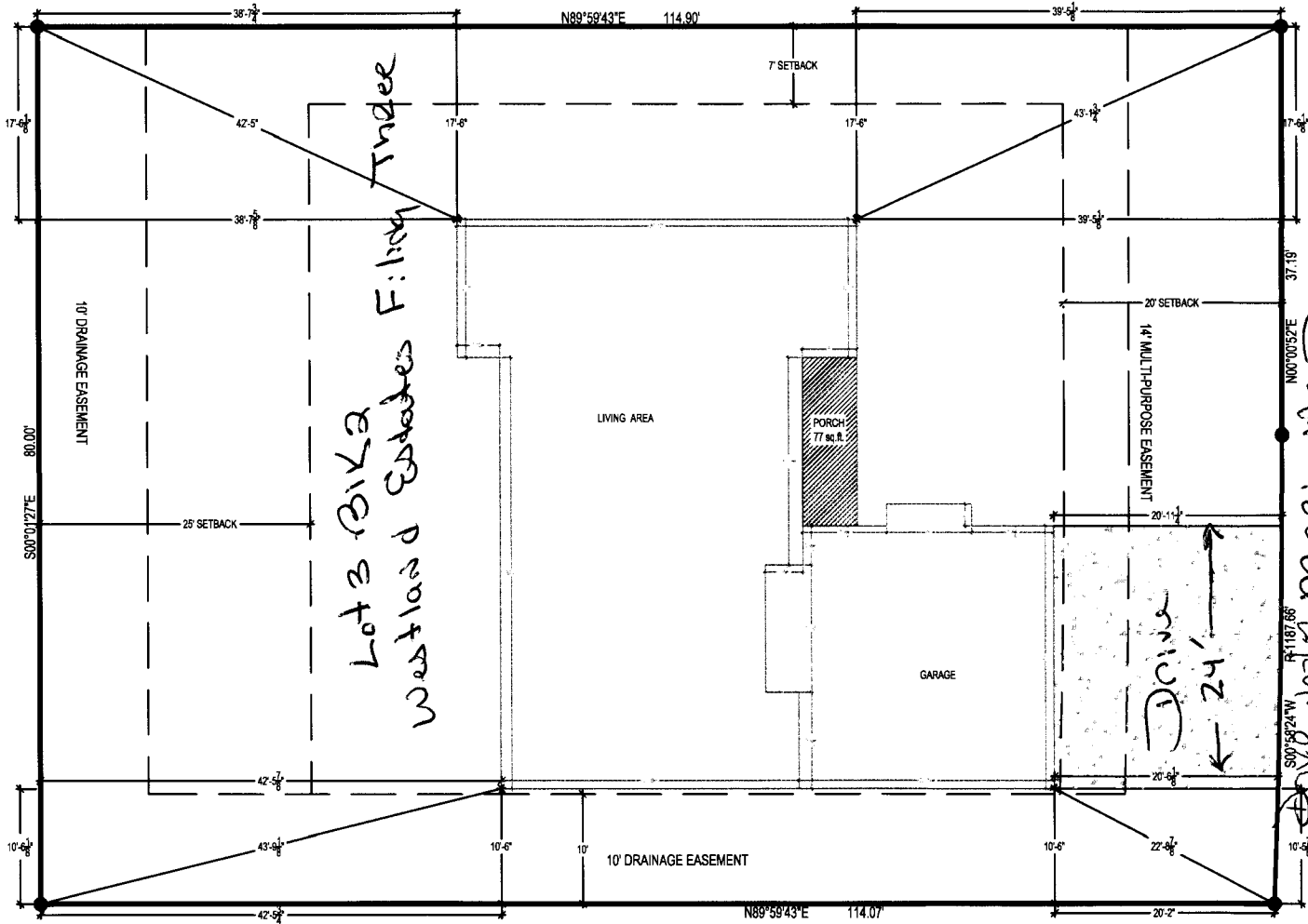
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20319</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/1/07</u>		

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)

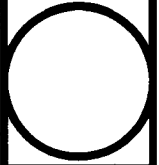
Wendy Spurr



Chatfield III Subdivision	
FILING	3
BLOCK	2
LOT NUMBER	3
LOT SIZE	9178.80 sq. ft.
LIVING AREA	1520.13 sq. ft.
GARAGE	624.38 sq. ft.
TOTAL AREA	2144.51 sq. ft.



421 Marianne
Double R Builders



Revisions	

Drawn By	ADT
REV Date	4/19/07
Date	4/12/07
Scale	NTS
Sheet	Site Plan
	C1