

FEE \$	10.00
TCP \$	89.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

\* 559.00 TOTAL

Building Address 423 MARIANNE DR

No. of Existing Bldgs 0 No. Proposed \_\_\_\_\_

Parcel No. 2943-174-31-002

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision WESTLAND ESTATES

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing 3 Block 2 Lot 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1400

Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name PAVE WEIWS

**DESCRIPTION OF WORK & INTENDED USE:**

Address 694 29 1/2 Rd

New Single Family Home (\*check type below)

City / State / Zip GRAND JUNCTION CO BLDG

Interior Remodel

Addition

Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAME

**\*TYPE OF HOME PROPOSED:**

Address \_\_\_\_\_

Site Built

Manufactured Home (UBC)

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

Telephone 257-1710

**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 R-4

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 57 from PL Rear 30 05 from PL

Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 35

Special Conditions \_\_\_\_\_

Voting District C Driveway Location Approval PH  
(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 9-18-07

Department Approval [Signature]

Date 9/24/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20641</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-24-7</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)

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPT: \_\_\_\_\_  
RESPONSIBILITY: TO CORRECTLY  
INDICATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

JAR

