

FEE \$	10 ⁻
TCP \$	89 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 424-Marianne Dr
Parcel No. 2943-174-32-007
Subdivision Westland Estates
Filing 3 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 680⁺
Sq. Ft. of Lot / Parcel 10,000⁺ 43-2155
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500⁺ 6012-884
Height of Proposed Structure 28' ±

OWNER INFORMATION:

Name Perspective May-Succ. LLC.
Address 518 Grouse Ct.
City / State / Zip Grand Jct. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Richard Sturtevant
Address 518 Grouse Ct.
City / State / Zip Grand Jct. Co. 81503
Telephone 970-241-8929

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: TAP# 3251

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>RSF4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval <u>WS</u> (Engineer's Initials)

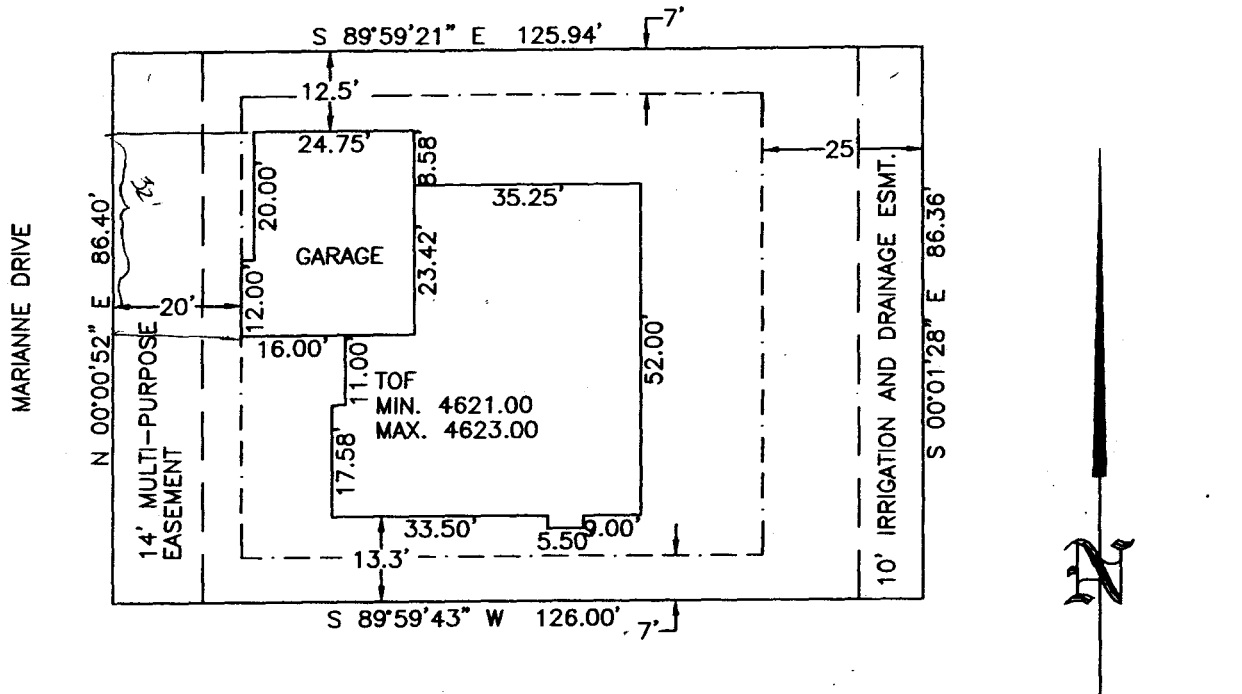
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 4/25/07
Department Approval [Signature] Date 5/1/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid w/ CENS</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-1-07</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)



LEGEND

----- BUILDING SETBACK LINE

SETBACK DISTANCES
 FRONT 20 FEET
 SIDE 7 FEET
 REAR 25 FEET

LEGAL DESCRIPTION

LOT 7, BLOCK 3, WESTLAND ESTATES, FILING NO. 3,
 WITH A STREET ADDRESS OF 424 MARIANNE DRIVE

W.S. / Rich Sturtevant 6/1/07

ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE
 ZONING DEPARTMENT.
 ALL SETBACKS MUST BE MAINTAINED
 UNLESS OTHERWISE INDICATED BY EASEMENT
 OR PROPERTY LINES.



PLOT PLAN OF A SINGLE FAMILY RESIDENCE
 FOR RICH STURTEVANT
 LOT 7, BLOCK 3, WESTLAND EST. #3
 424 MARIANNE DRIVE
 GRAND JUNCTION, COLORADO

W.H. LIZER AND ASSOCIATES
 ENGINEERING CONSULTING AND LAND SURVEYING
 576 25 ROAD-UNIT 8
 GRAND JUNCTION, COLORADO 81505
 PROJ. NO. 043989-8 3/16/07