

# # 62061-00 PLANNING CLEARANCE

BLDG PERMIT NO.

FEE \$	10
TCP \$	
SIF \$	

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 407 MARIANNE DR. G.J. 81504  
 Parcel No. 2943-174-26-007  
 Subdivision WESTRAUD ESTATES  
 Filing 2 Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 3016.898; Sq. Ft. Proposed 1041.544  
 Sq. Ft. of Lot / Parcel 9713.88  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4858.44 4480.601  
 Height of Proposed Structure 10'

**OWNER INFORMATION:**

Name KIRBY & SOE HARRIS  
 Address 407 MARIANNE DR.  
 City / State / GRAND JUNCTION, CO.

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): PATIO COVER  
16x16

**APPLICANT INFORMATION:**

Name KIRBY HARRIS  
 Address 407 MARIANNE DR.  
 City / State / G.J., CO. 81504  
 Telephone 970-250-5914

**\*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.**

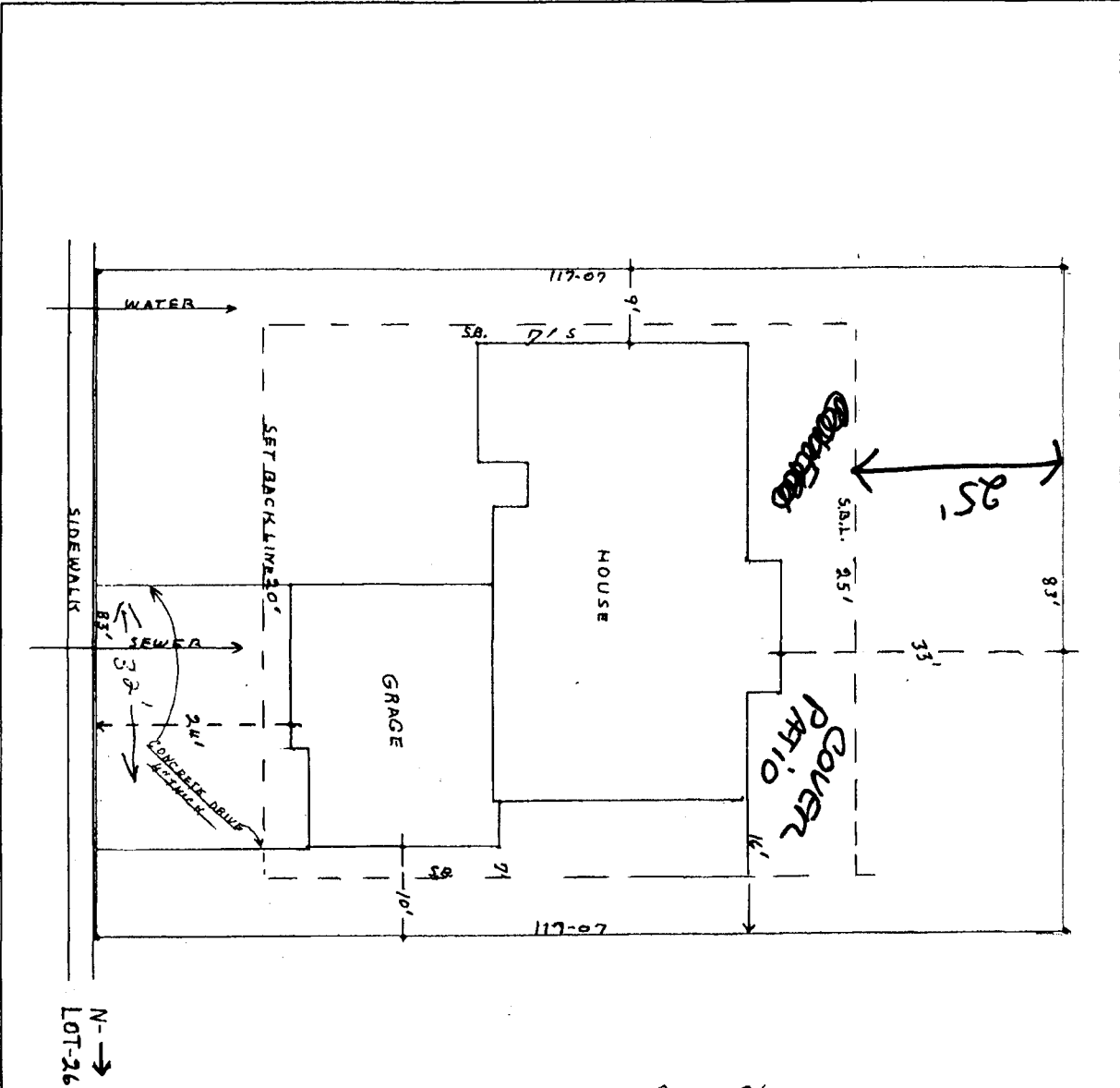
THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(Engineer's Initials) _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Kirby Harris Date 10-18-10  
 Planning Approval Sybil Reynolds Date 10/18/10

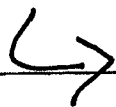
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Patio cover</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-18-10</u>		



JOHN ROLLING CONST. CO.  
 1108  
 ADDRESS: 407 MARIANNE DRIVE  
 # 1-303-RIR-0253

9-12-06  
 ACCEPTED NA Gaylen Henderson  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PATIO COVER



ACCEPTED Lyli Ray 10/18/10  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Done  
 RATS  
 9-12-06