

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 58059-0

Building Address 425 Marianne Dr.  
 Parcel No. 2943-174-31-001  
 Subdivision Westland Estates  
 Filing 3 Block 2 Lot 1

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1394 Sq. Ft. Proposed 256  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 8'

**OWNER INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): Pagola outdoor patio

**APPLICANT INFORMATION:**

Name LOGAN THOMPSON  
 Address 425 Marianne Dr.  
 City / State / Zip GJS CO 81504  
 Telephone 970 242-7425

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- Other (please specify): 16' x 16'

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'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7'/3'</u> from PL Rear <u>2.5'/5'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 [Signature] Date 04-12-10  
 Planning Approval Gayle Henderson Date 4-12-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/12/10</u>		

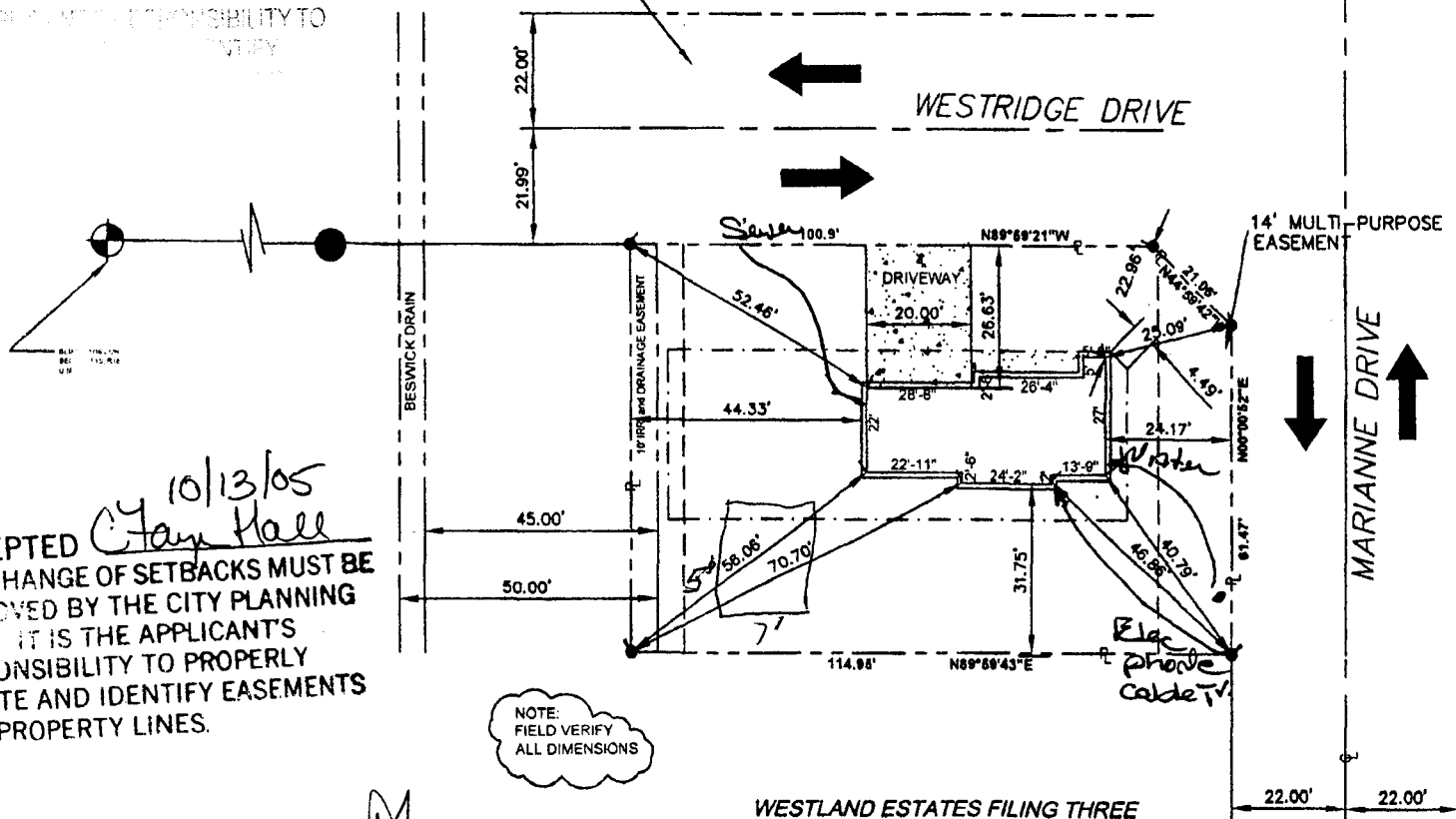
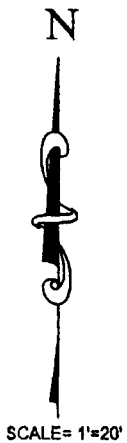
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

90-11-01  
*[Handwritten signature]*

4-12-10

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

GROSS SQ FT = 1394 SF  
 IMPERVIOUS SQ FT = 8871.3 SF



ACCEPTED *Cray Hall* 10/13/05  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

NOTE:  
 FIELD VERIFY  
 ALL DIMENSIONS

*[Handwritten signature]* 4-12-10

WESTLAND ESTATES FILING THREE  
 LOT 1, BLOCK 2  
 425 MARIANNE DRIVE  
 GRAND JUNCTION  
 COLORADO  
 9-22-2005  
 REV 0.20.2005