

FEE \$ 10<sup>00</sup>  
 TCP \$ 0

BLDG PERMIT NO. 57115

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2536 WESTWOOD DR TAX SCHEDULE NO. 2945-032-35-010  
 SUBDIVISION VALLEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,100  
 FILING 7 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER G.D. BUILDERS NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: ONE THIS CONSTRUCTION  
 (1) ADDRESS 241 THISTLE DR.  
 (1) TELEPHONE 257-7452 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: ONE THIS CONSTRUCTION  
 (2) APPLICANT G.D. BUILDERS USE OF EXISTING BLDGS SINGLE FAMILY HOME  
 (2) ADDRESS 241 THISTLE DR. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 257-7452 WOOD FRAME HOUSE, LIVING

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 10 TRAFFIC ZONE 19

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

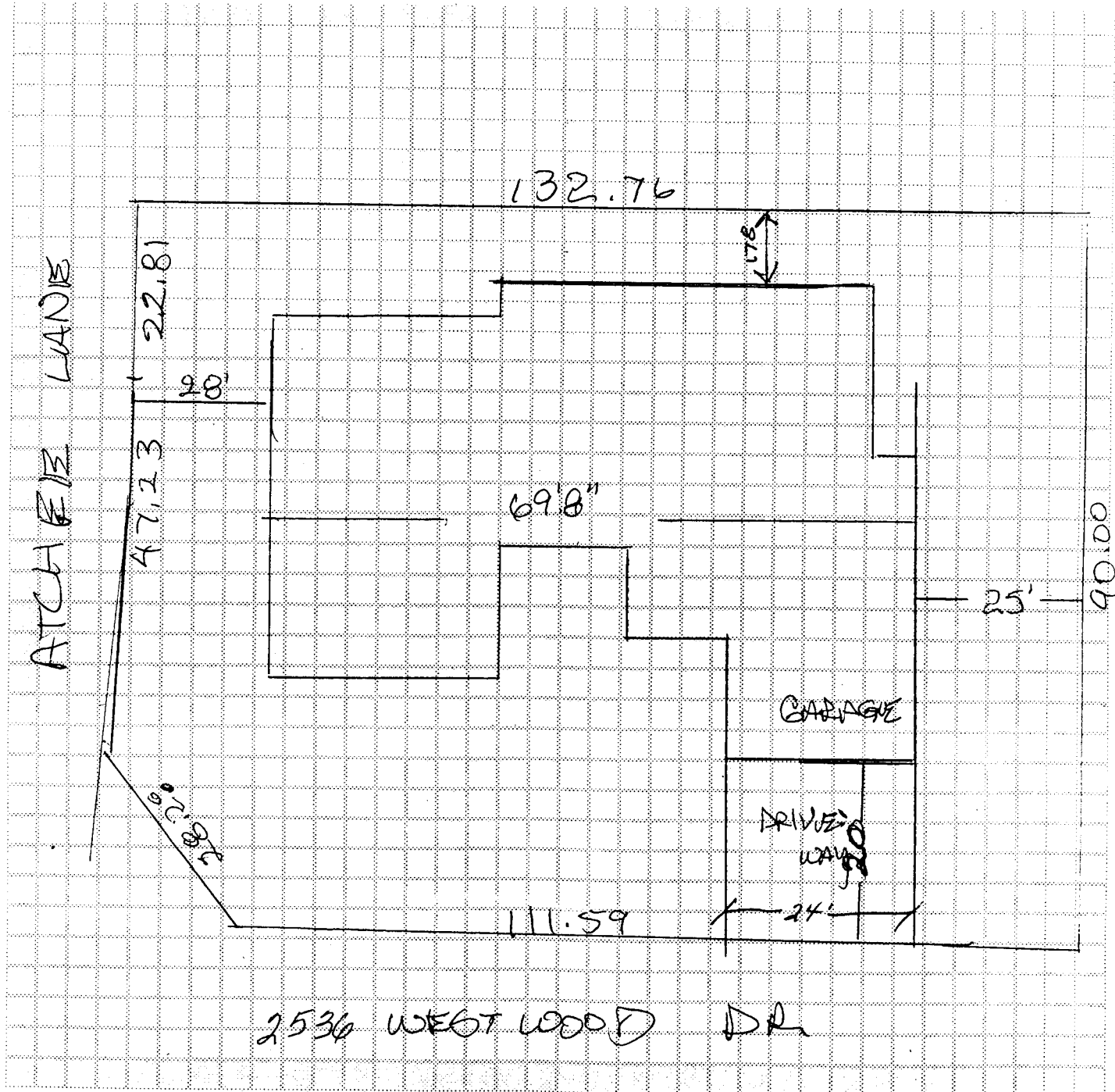
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/2/96  
 Department Approval [Signature] Date 8-5-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9396  
 Utility Accounting [Signature] Date 8-5-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED MR 8-5-96  
 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.

DRIVEWAY  
 LOCATION OK  
 J. Rich  
 8-2-96