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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |

BLDG PERMIT NO. 54772

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2537 Westwood dr TAX SCHEDULE NO. 2945-032-00-196
 SUBDIVISION Valley meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1616 + 522
 FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Calvin Bilger NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. 546
 (1) TELEPHONE 858-1480 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE _____ 3 bedrm - 2 car home S/F

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 abut 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 Special Conditions _____
 Side 10' from PL Rear 20' from PL _____
 Maximum Height _____ CENS.T. 10 T.ZONE 19 ANN# _____

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 Calvin Bilger Date 1-16-96
 Department Approval Marcia Rabideaux Date 1-17-96

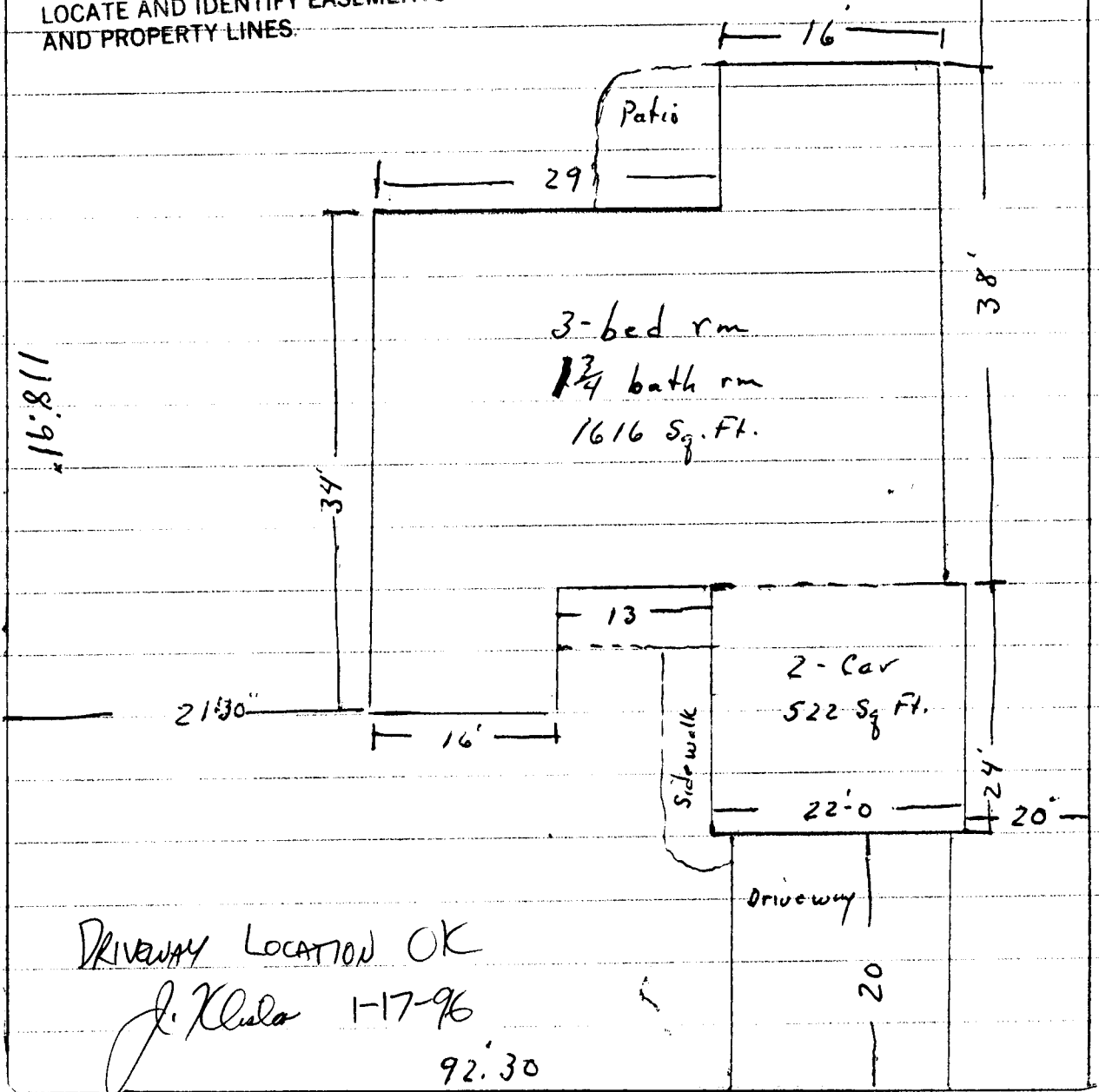
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8881-S/F
 Utility Accounting Melba Jowles Date 1-19-96

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)

Note: Not to Scale

ACCEPTED MC 1-17-96
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. Kluda 1-17-96

92.30

2537 Weswood dr.

N.

