

FEE \$ 10 -
 TCP \$ 0 -

BLDG PERMIT NO. 54839

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2539 WESTWOOD DR. TAX SCHEDULE NO. 2945-032-34-003
 SUBDIVISION VALLEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,764
 FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER ERIC A. PERRY + NO. OF DWELLING UNITS
GRETCHEN R. BAER BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 416 N. 17^{1/2} ST. GJ, CO NO. OF BLDGS ON PARCEL
 (1) TELEPHONE (970) 242-6570 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME AS OWNER USE OF EXISTING BLDGS SINGLE FAMILY
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ SINGLE FAMILY

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 [Signature] Date 1-18-95
1-18-95

Department Approval [Signature] Date 1-19-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8882 S/F

Utility Accounting [Signature] Date 1-19-96

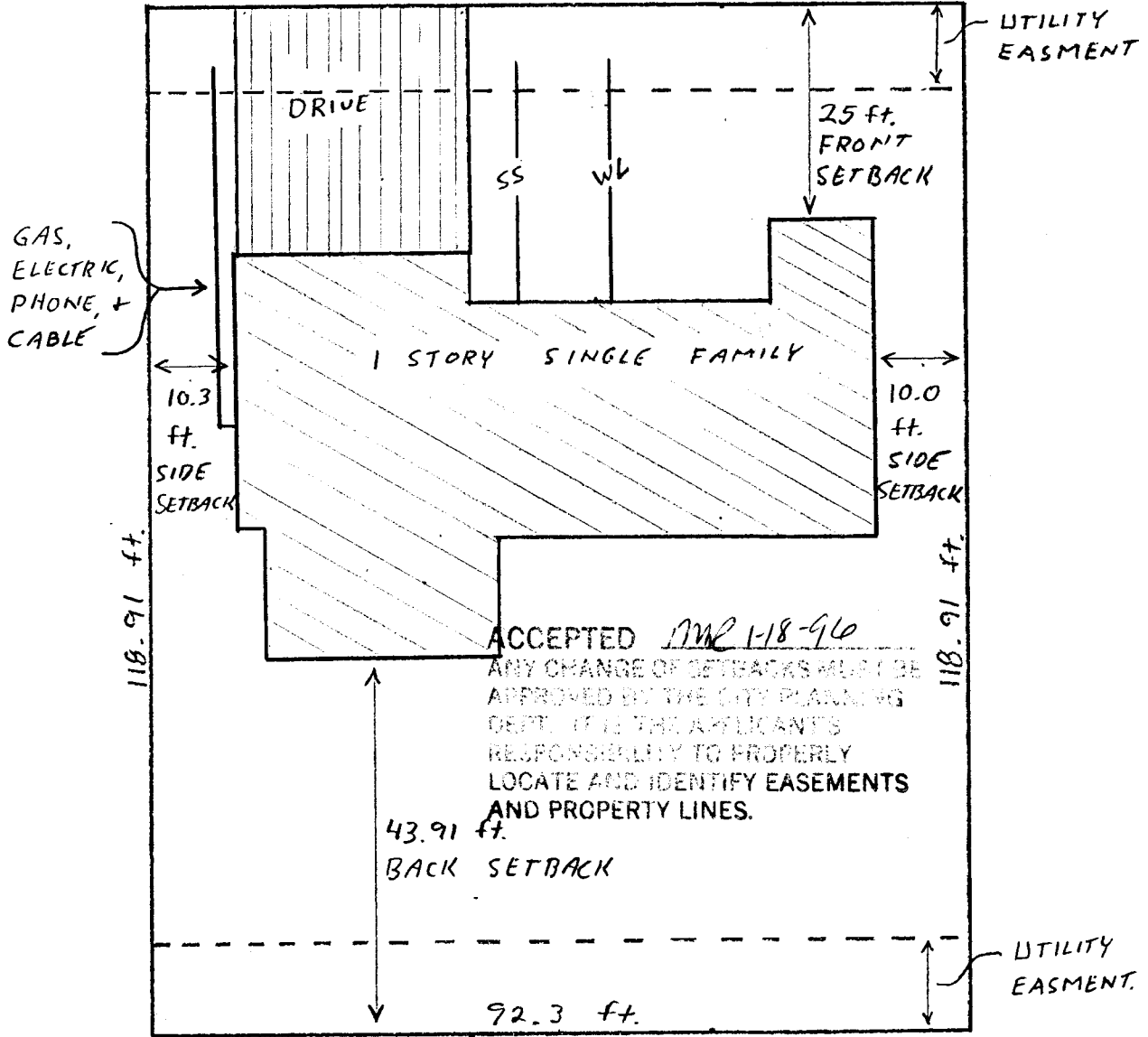
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

INGRESS/EGRESS

WESTWOOD DR.

92.3 ft.



ACCEPTED MR 1-18-96

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.

43.91 ft. BACK SETBACK

PLOT PLAN



SCALE 1" = 20'

DRIVEWAY OK

J. K. Chala
1-18-96

BAER / PERRY
2539 WESTWOOD DR.
GRAND JUNCTION, CO 81505

VALLY MEADOWS SUBDV.
LOT 3 BLOCK 1 FILING 2