

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56083

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2543 Westwood dr TAX SCHEDULE NO. 2945-032-34-001
SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1670
FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Bradley S. Hanell NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. Box 3648
(1) TELEPHONE (970) 434-8783 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Bradley S. Hanell USE OF EXISTING BLDGS Single family dwelling
(2) ADDRESS P.O. Box 3648 DESCRIPTION OF WORK AND INTENDED USE: Construction
(2) TELEPHONE (970) 243-8150 of single family Residence

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 2
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear 20' from PL
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 Bradley S. Hanell Date 5-9-96
Department Approval Marcia Rabideaux Date 5-10-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9196 - S/F

Utility Accounting Miller Joubert Date 5-10-96

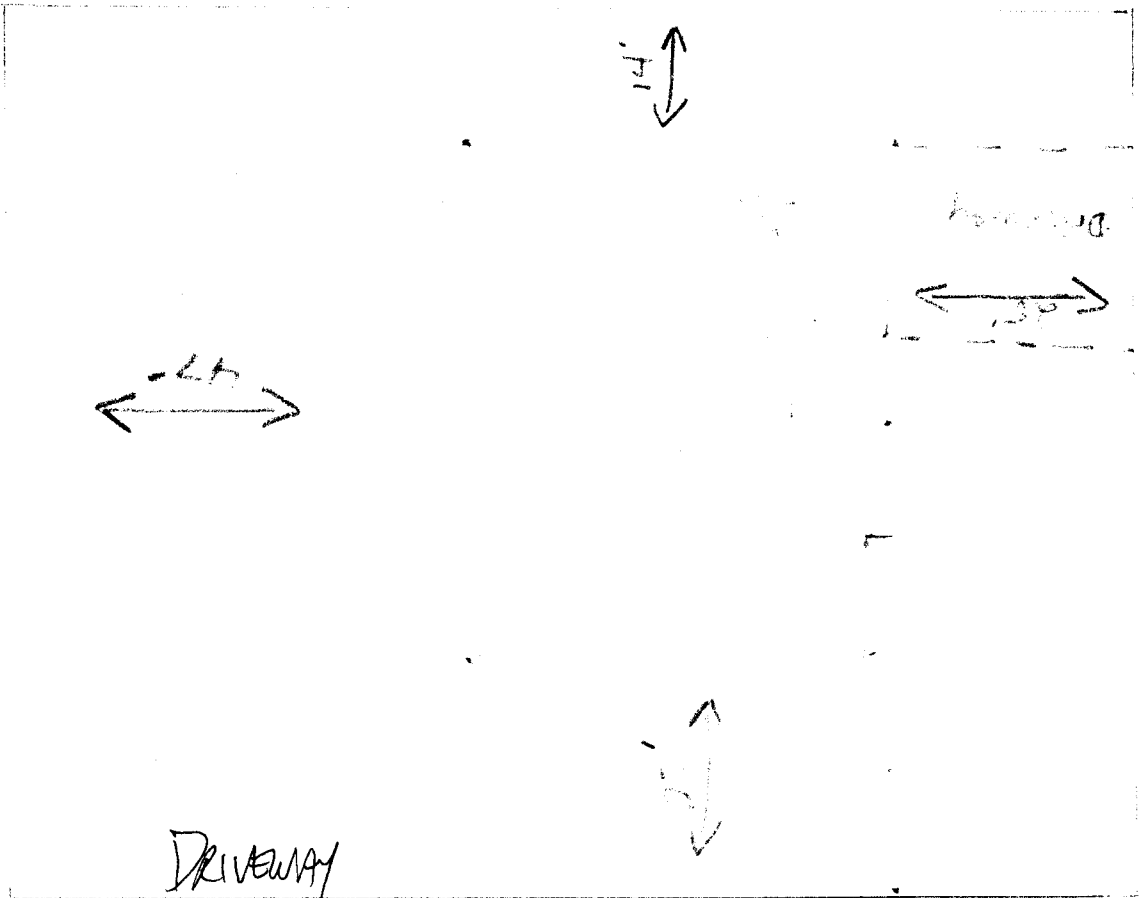
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED MVC 5-10-94
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.



Grand Valley Irr Canal



2543
Westwood Dr
Room 152M

DRIVEWAY
LOCATION OK
J. K. Kline
5-9-96