

FEE \$	10. ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56373

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)



300-1480-01

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2544 Westwood Dr TAX SCHEDULE NO. 2945-032-35-001
 SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,300
 FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Mc Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2397 Broadway NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-4931 USE OF EXISTING BLDGS None
 (2) APPLICANT Gerald Murphy DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2397 Broadway Blkd. Single family Residence
 (2) TELEPHONE 245-4931

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 _____
 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 Gerald Murphy Date 6-3-96
 Department Approval Connie Edwards Date 6-4-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9249 S/F

Utility Accounting Attie Hobbs Date 6-4-96

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)

