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TCP \$ -0-

BLDG PERMIT NO. 57982

School 292-

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

Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2551 Westwood Dr TAX SCHEDULE NO. 2945-031-00-155
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1856
FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: - AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS -
(1) TELEPHONE 243-1711 NO. OF BLDGS ON PARCEL BEFORE: - AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Leicester Homes, Inc USE OF EXISTING BLDGS -
(2) ADDRESS 2755 N. Ave DESCRIPTION OF WORK AND INTENDED USE: -
(2) TELEPHONE 248-4838 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-2.93 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
Side 10' from PL Rear 20' from PL Special Conditions -
Maximum Height 32'
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], President Date 10/16/96
Department Approval Marcia Robideaux Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES - NO - W/O No. 9606

Utility Accounting [Signature] Date 10/25/96

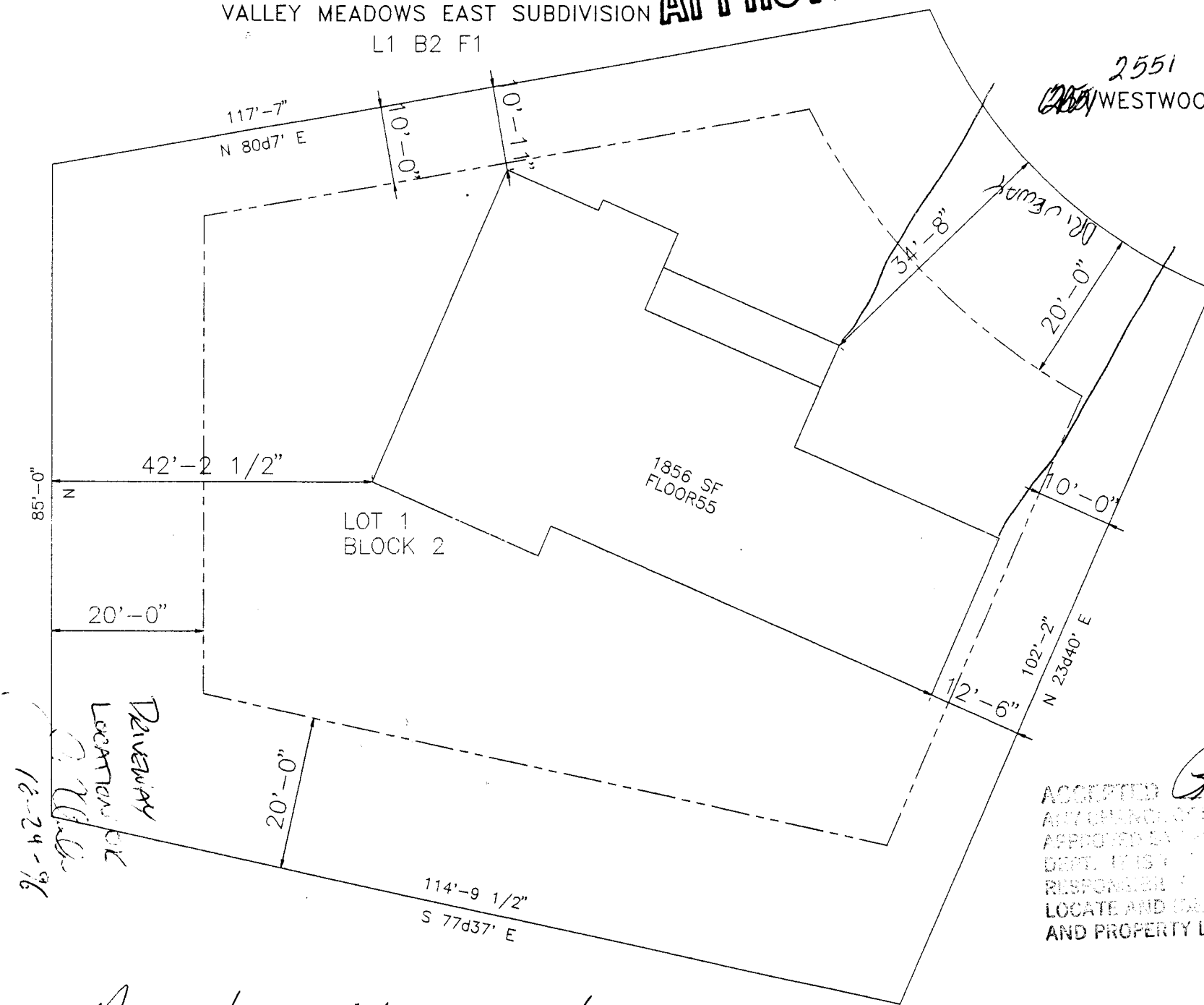
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

APPROVED

VALLEY MEADOWS EAST SUBDIVISION
L1 B2 F1

~~2551~~ 2551
WESTWOOD DR.



18-24-96
Driveway Location

ACCEPTED *Ginnie* 10/24/96
ANY CHANGE OF SETBACKS LOCATED
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

No overhang into easements