

FEE \$ 10-
TCP \$ 0-

BLDG PERMIT NO. 57984

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 2553 Westwood Dr. TAX SCHEDULE NO. 2945-031-00-155
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER John Dani NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243 7711 USE OF EXISTING BLDGS -
(2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 2755 N. Ave Denise family
(2) TELEPHONE 248 4638

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) or _____ from center of ROW, whichever is greater Parking Req'mt 2
Side 10' from PL Rear 30' 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 WJ President Date 10/16/96
Department Approval Marcia Rotidemp Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9607

Utility Accounting Castle Homes Date 10/25/96

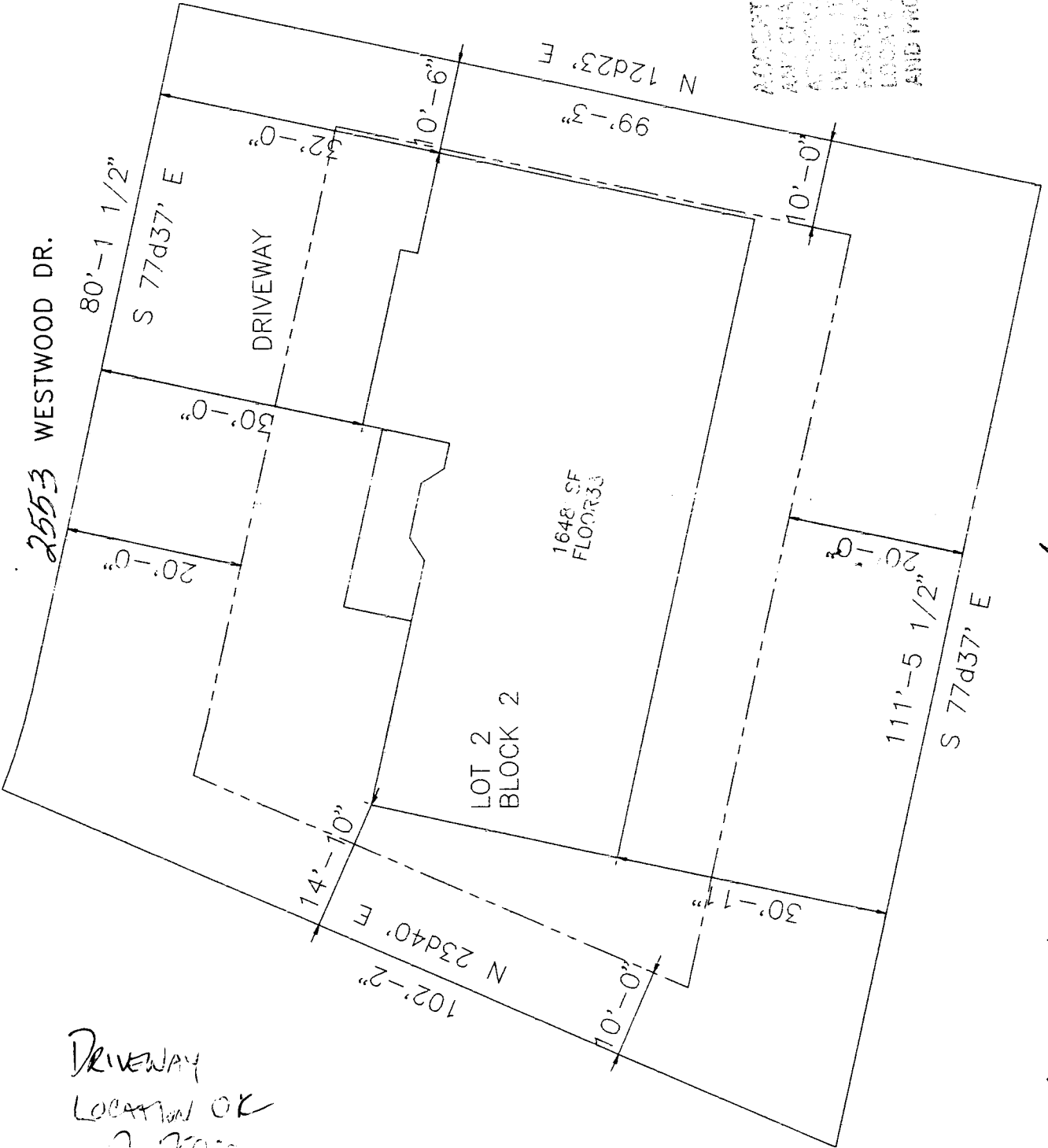
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

VALLEY MEADOWS EAST SUBDIVISION L2 B2 F1

2553 WESTWOOD DR.

APPROVED



DRIVEWAY
 LOCATION OK
J. K. [Signature]
 10-24-96

Bonnie 10/24/96

ACCEPTED
 IN FULL PAYMENT OF ALL
 AN CHANGE OF RECORDING
 ACCEPTED BY THE COUNTY
 CLERK. THIS IS THE COUNTY'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND DRAW THE EASEMENTS
 AND PROPERTY LINES.

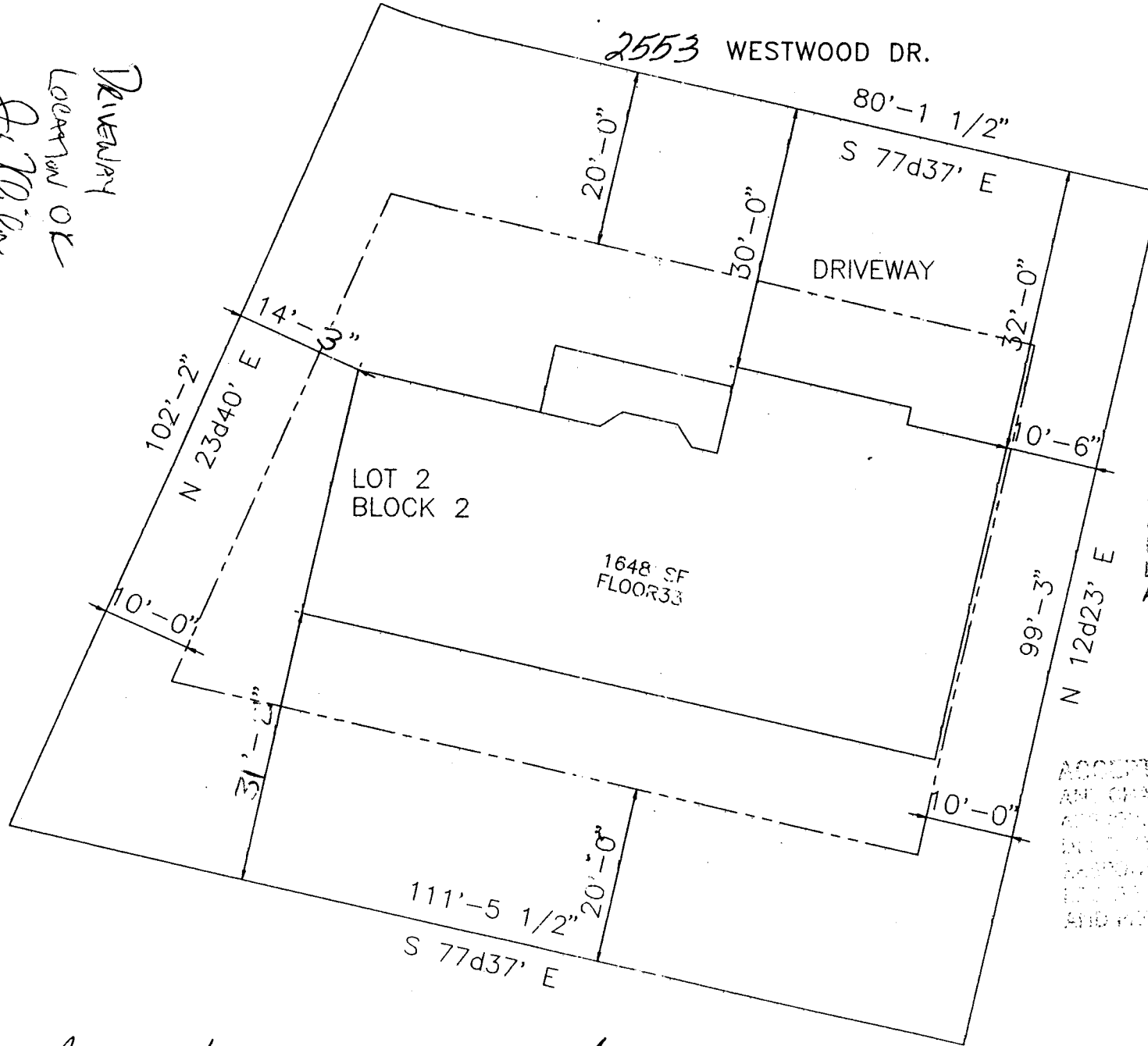
No overhang into easements

VALLEY MEADOWS EAST SUBDIVISION L2 B2 F1

APPROVED

2553 WESTWOOD DR.

*DRIVEWAY
LOCATION OK
for Review
10-24-96*



Revised
ACCEPTED *SLC 11/5/96*
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.

ACCEPTED *Ronnie 10/24/96*
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.

No overhangs into easements