

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58176

5,1001 Fee - 292⁰⁰

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

Subj

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2354 Westwood Dr TAX SCHEDULE NO. 2945-031-00-155
 SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
 FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER John Davis 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. Single 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 PR2.93 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 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 WJH, President Date 10/18/96
 Department Approval Ronnie Edwards Date 11/13/96

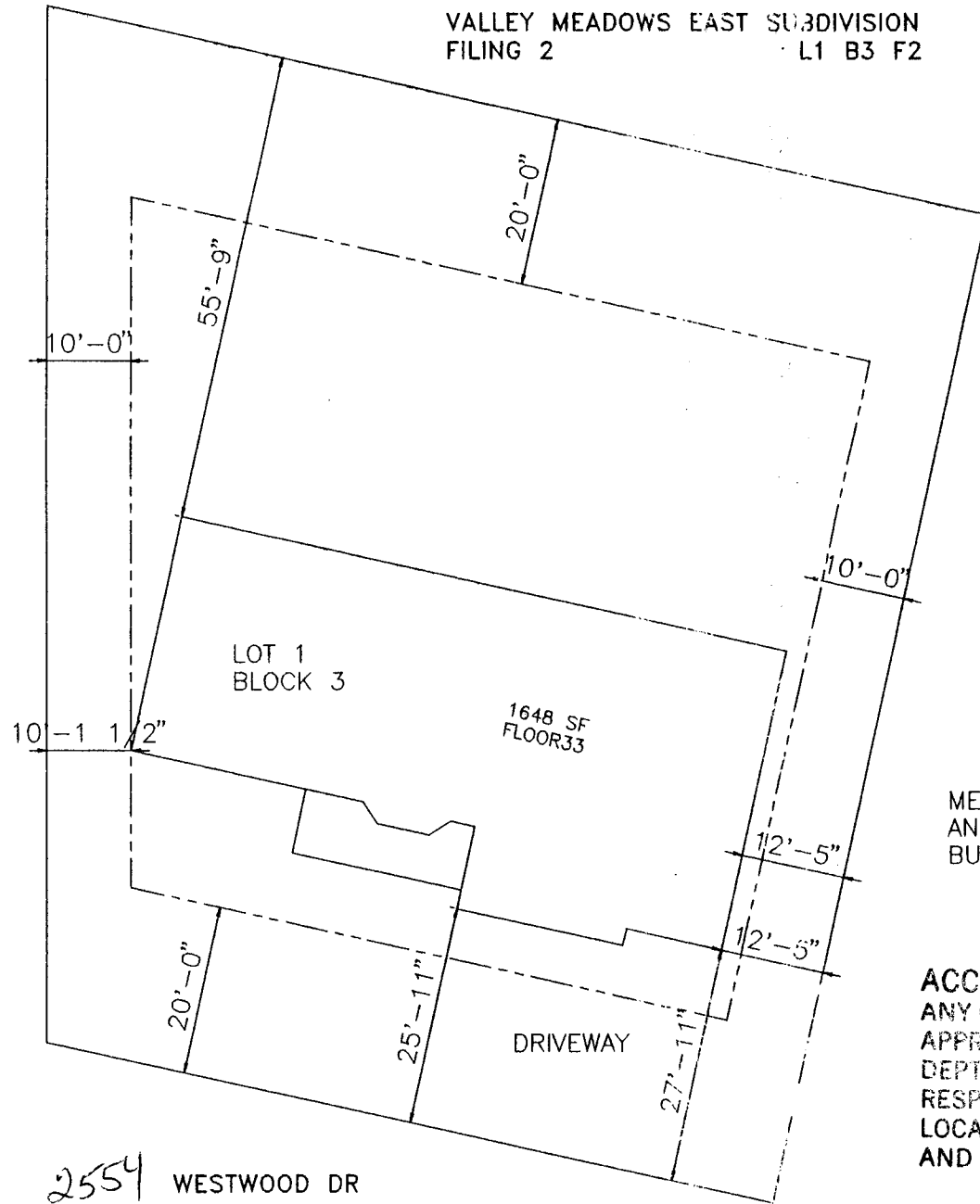
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9655

Utility Accounting CM Cole Date 11/13/96

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
FILING 2 L1 B3 F2



2554 WESTWOOD DR

DRIVEWAY
LOCATION OK
J. [Signature]
11-1-96

MEASUREMENTS ARE APPROXIMATE
AND SUBJECT TO CHANGE AT
BUILDERS DISCRETION.

ACCEPTED *Ronnie* 11/13/96
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.