

FEE \$ 10⁻
TCP \$ —

BLDG PERMIT NO. 57985

Sched Impact-292⁻

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

Sched Impact

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2555 Westwood Dr TAX SCHEDULE NO. 2945-C31-CC-155
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665
FILING 2 BLK 4 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 243-7711 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Castle Homes USE OF EXISTING BLDGS —
(2) ADDRESS 2755 N. Ave DESCRIPTION OF WORK AND INTENDED USE: —
(2) TELEPHONE 2484638 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 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 W.R. President Date 10/18/96
Department Approval Marcia Rabinowicz Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES ✓ NO — W/O No. 9615

Utility Accounting Paul Roman 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
FILING 2 L1 B4 F2

APPROVED

No overhang
allowed into
setback.



10-24-96
G. J. Miller
Located OK
DRIVEWAY

ACCEPTED
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.

10/24/96
Gonnie

VALLEY MEADOWS EAST SUBDIVISION
FILING 2 L1 B4 F2

APPROVED

No overhang
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setback.

10-24-96
S. McCall
DRIVEWAY
LOCATED OK



~~ACCEPTED
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Gonnie 10/24/96

Revised

ACCEPTED *SLC 11/5/96*
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