

FEE \$ 10-  
TCP \$ 10-

BLDG PERMIT NO. 57988

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 2558 Westwood Dr TAX SCHEDULE NO. 2945-031-00-155  
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING 2 BLK 3 LOT 3 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 Inc USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS 2755 N. Ave DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 248-4838 Dunigi 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 WFF, President Date 10/18/96  
Department Approval Marcia Rubideau Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9610

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  
FILING 2



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.

*Division  
Location OK  
for 10-24-96  
NO overhang  
into setback  
allowed!*