

FEE \$ 10-
TCP \$ 500-

BLDG PERMIT NO. 60190

FP-1997-007

SIF-292-
\$802.00

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2560 Westwood Dr. TAX SCHEDULE NO. 295-031-42-001
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) n/a
(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 743-2308 USE OF EXISTING BLDGS n/a
(2) APPLICANT Castle Homes Inc DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 556 25 Rd _____
(2) TELEPHONE 248 9708 SFR

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 _____
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions _____
Maximum Height 32'
CENSUS TRACT 19 TRAFFIC ZONE 10

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 Melanie D Horn Date 5/9/97
Department Approval Santa Castells Date 5/9/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10161
Utility Accounting Dotted Noble Date 5/9/97

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)

