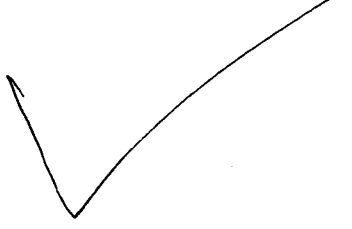


FEE \$	10 ⁻
TCP \$	500 ⁻

BLDG PERMIT NO. 60191

292⁻
 802⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2563 Westwood TAX SCHEDULE NO. 2945-031-42-001
 SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
 FILING 3 BLK 3 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 243 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 2489708 STR

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 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 Becky Ann Boden Date 5-19-97
 Department Approval Maria Rabideaux Date 5-19-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10192
 Utility Accounting J. Adams Date 5-19-97

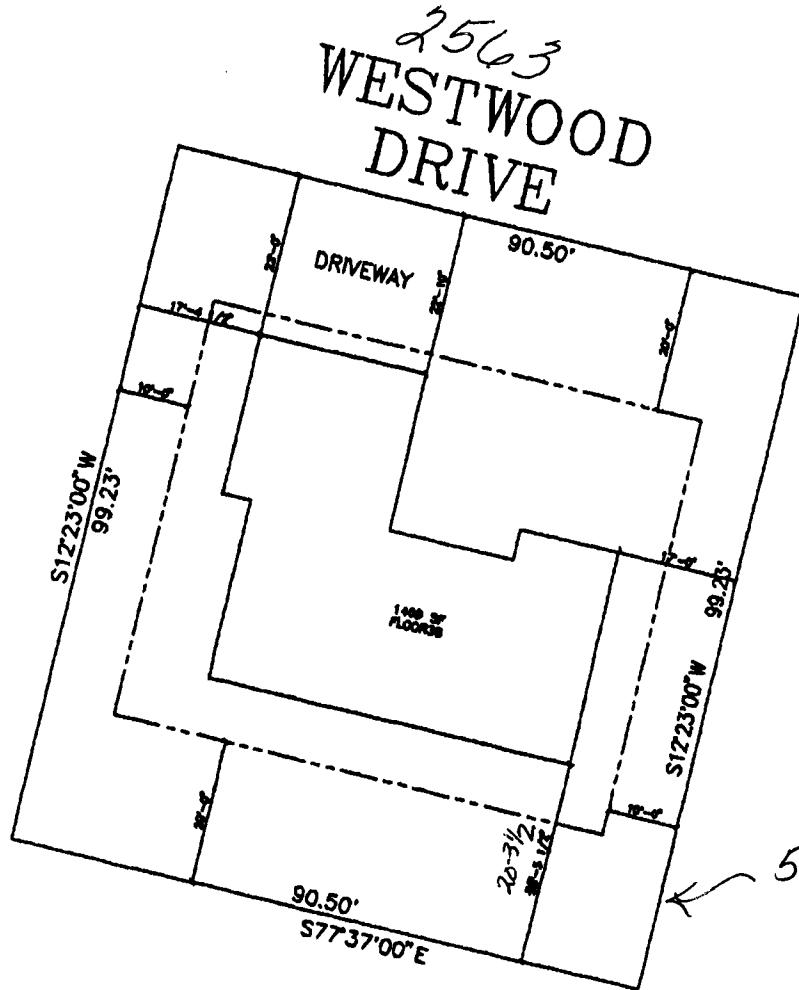
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

APPROVED

CASTLE HOMES INC
VALLEY MEADOWS EAST - FILING No. THREE

BLOCK 3
LOT 1



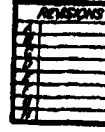
ACCEPTED *me 5-19-97*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

5' drainage easement
this side

Driveway location O.K.
ll ashbeck 5/2/97

SCALE 1/16" = 1'-0"

2563 Westwood



CASTLE
HOMES INC

