

FEE \$ 10⁻
TCP \$ 500⁻

BLDG PERMIT NO. 60192

292⁻
802⁻

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2565 Westwood Dr. TAX SCHEDULE NO. 2945-031-42-001 ^{43 002}
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
FILING 3 BLK 3 LOT 2 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
(2) APPLICANT Castle Homes Inc USE OF EXISTING BLDGS n/a
(2) ADDRESS 556 25 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
(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) or _____ from center of ROW, whichever is greater Parking Req'mt _____
Side 10' from PL Rear 20' from PL Special Conditions Maintain min. 10' from edge of driveway to #
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 Brown Date 7/30/97
Department Approval Santa J. Castells Date 7/30/97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10416

Utility Accounting [Signature] Date 7/30/97

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)

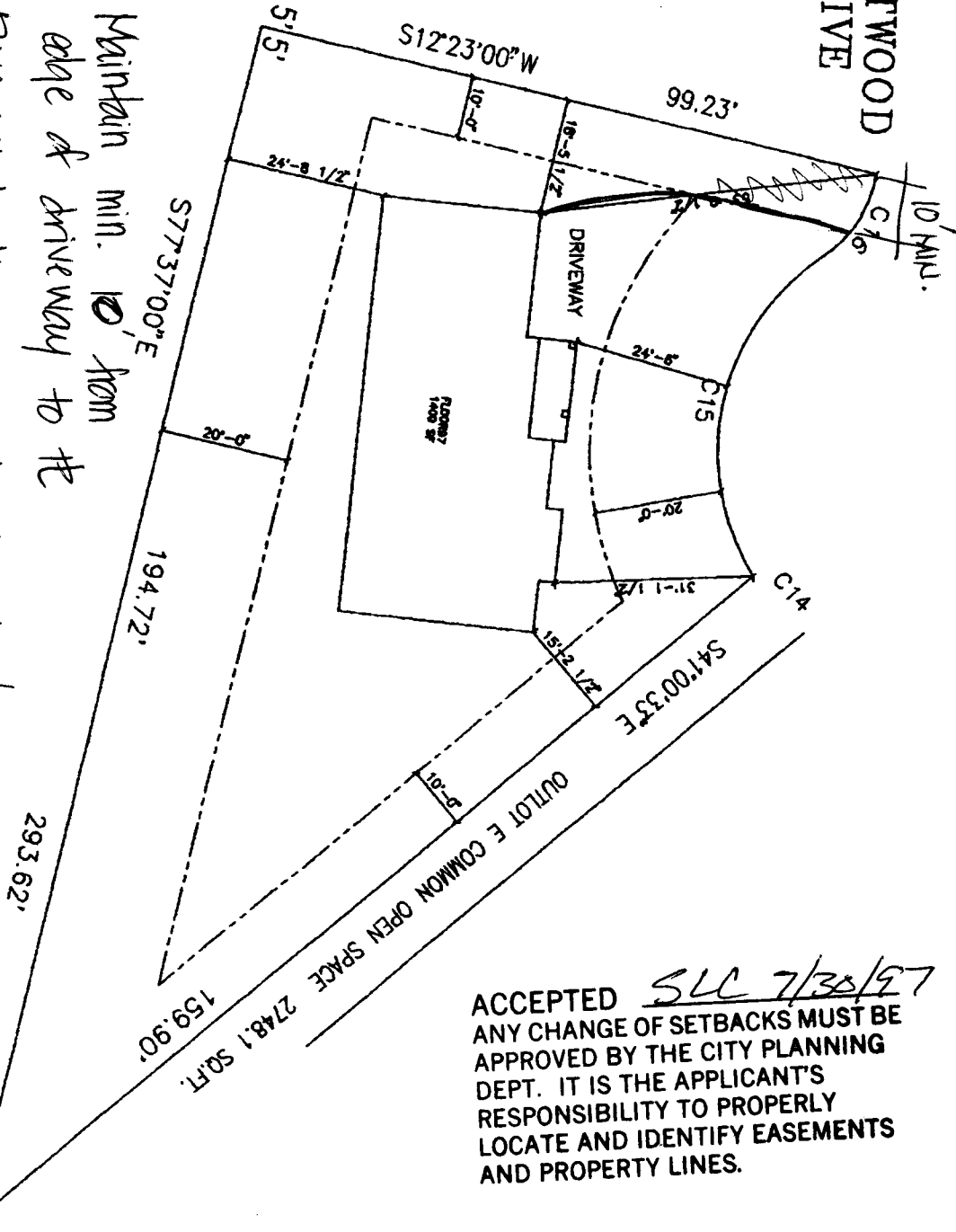
CASTLE HOMES INC
 VALLEY MEADOWS EAST - FILING NO. THREE

BLOCK 3
 LOT 2

2565 Westwood

WESTWOOD
 DRIVE

10' MIN.



SCALE N.T.S.

Maintain min. 10' from
 edge of driveway to #
 Driveway location approved via sketch 6/2/97

ACCEPTED *SLC 7/30/97*
 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.

DATE	BY

CASTLE
 HOMES INC



Auto
 DRAFT
 COMPUTER AIDED DRAFTING
 6000 ARCADE, CO (773) 241-0700

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