

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 07211

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2551 WESTWOOD DR TAX SCHEDULE NO. 2945-031-40-001
 SUBDIVISION VALLEY MEADOWS EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200
 FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1856
 (1) OWNER LARRY L. BULLARD NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2551 WESTWOOD DR
 (1) TELEPHONE 245-9057 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE
 (2) ADDRESS | DESCRIPTION OF WORK AND INTENDED USE: PORTABLE
 (2) TELEPHONE | BUILDING - STORAGE

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 - from property line (PL) Parking Req't 2
 or - from center of ROW, whichever is greater
 Side 3' from PL Rear 3' or easement from PL Special Conditions _____
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# _____

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 Larry L. Bullard Date 10-8-98
 Department Approval Ante J. Castello Date 10-8-98

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

Utility Accounting Tracy Shupe Date 10/8/98

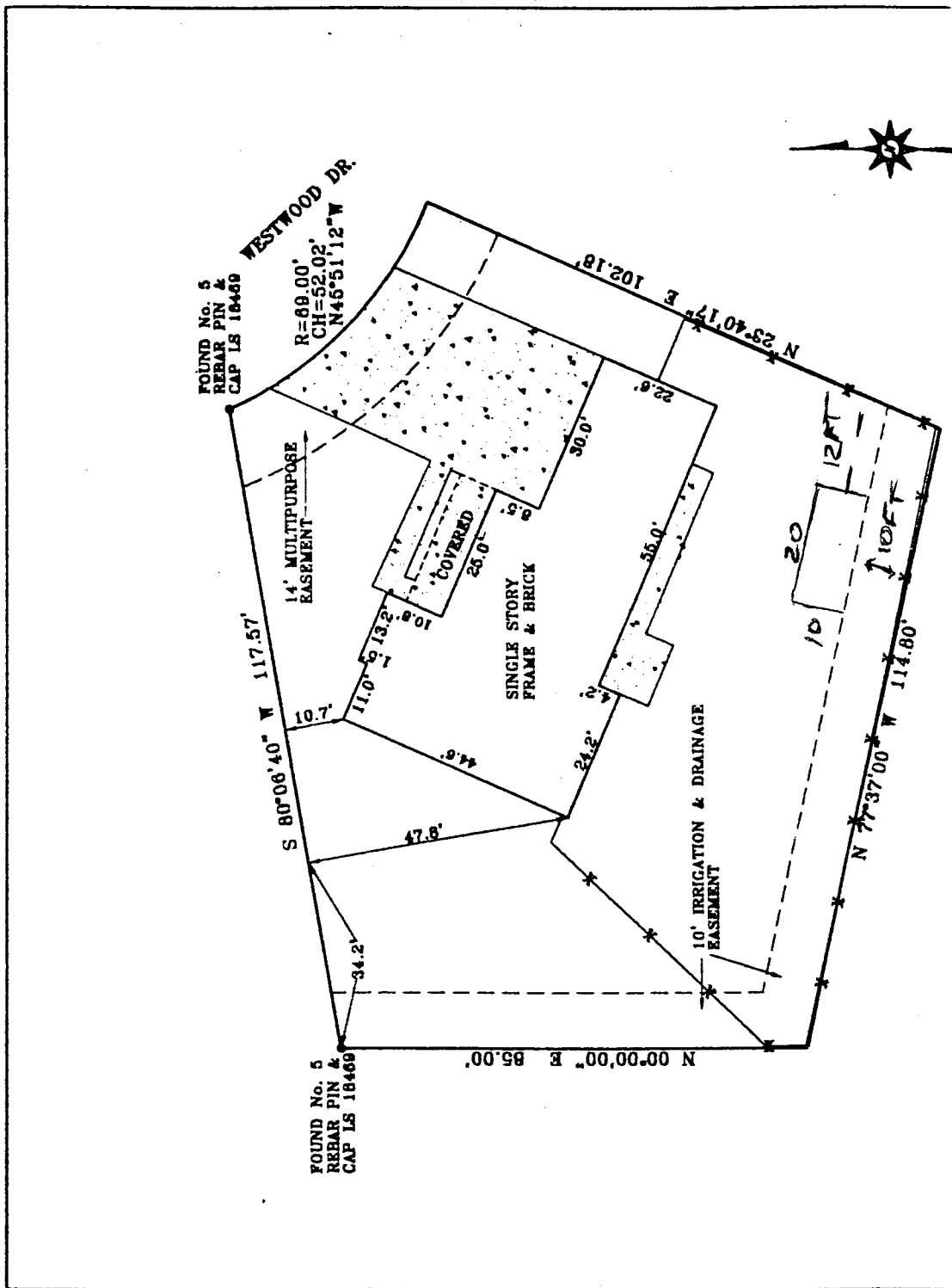
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

LARRY
BULLARD

~~2551~~

2551
WESTWOOD DR



ACCEPTED SLC 10-8-98
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.