

FEE \$	<u>0⁰⁰</u>
TCP \$	<u>500⁰⁰</u>
SIF \$	<u>292⁰⁰</u>

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

Single Newhome
 BLDG PERMIT NO. 74330



Your Bridge to a Better Community

BLDG ADDRESS 2525 WESTWOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1605 sq ft
228 Bonus RM

TAX SCHEDULE NO. 2945-032-77-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION VALLEY MEADOW WEST TOTAL SQ. FT. OF EXISTING & PROPOSED 1605 sq ft

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER TML ENTERPRISES INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS Box 2509, GR Jct CO USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 250-8022 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RES

(2) APPLICANT TML ENTERPRISES INC TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Box 2509, GR Jct CO

(2) TELEPHONE 250-8022

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 2.7 Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 19 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Thomas M. LaRocca Date 12/27/99

Department Approval Santa J. Costello Date 3-16-00

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>12945</u>
Utility Accounting <u>J. Adams</u>		Date <u>3-16-00</u>	

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)

N



1" = 20'

TRACT A

LOT 5

N 5°01'36" W

10'

10' SIDE SETBACK

146.55'

N 14°00'04" W

10' IRRIGATION EASEMENT

7.5' MINIMUM FROM CENTERLINE OF CANAL
20' REAR SETBACK

149.76'

26.03'

LOT 4
VALLEY MEADOWS WEST

FRONT SETBACK

42.41'

23'
26'
23'

14' MULTI-PURPOSE EASEMENT

L=45.38'
20' MIN.
5' MIN.

WESTWOOD COURT

82.03'

N 80°45'45" E

ACCEPTED SEP 3-16-00
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.

DRIVE OK AS REDLINED
[Signature]
LOT 3
3/16/00

JOB NO. 8389-10