

* FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 78086



Your Bridge to a Better Community

BLDG ADDRESS 2526 Westwood Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2858  
 (2244 Living, 614 Garage)

TAX SCHEDULE NO. 2945-032-77-006 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Valley Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 2858

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction

(1) OWNER Fox Const / Rocky Mtn Inc NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction

(1) ADDRESS 1920 Barberrry Ct GJ81506 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-1369 DESCRIPTION OF WORK & INTENDED USE Single Family Res. (spec)

(2) APPLICANT Same as Owner TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 PD Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

(House maximum height 22'-10") 1 1/2 story 6:12

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).

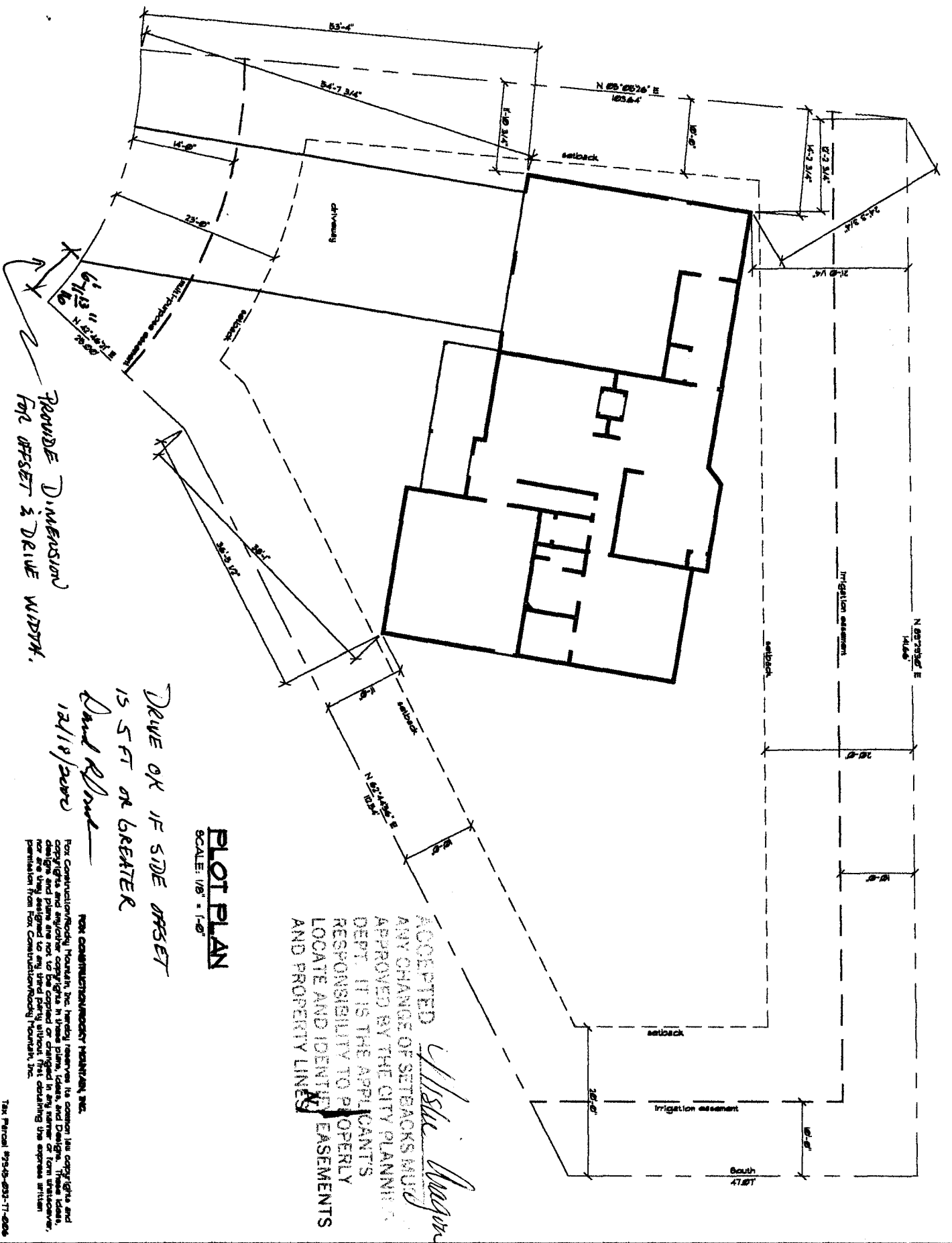
Applicant Signature Charles J. Fox Date 12-15-2000

Department Approval Mishi Aragon Date 12/22/00

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>13606</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>12/22/00</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)



PROVIDE DIMENSION FOR OFFSET & DRIVE WIDTH.

DRIVE OK IF SIDE OFFSET IS 5 FT OR GREATER

David R. Rouse

**PLOT PLAN**  
SCALE: 1/8" = 1'-0"

ACCEPTED *Christie Berger*  
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.

FOR CONSTRUCTION ONLY  
FOX CONSTRUCTION HOLDINGS, INC. hereby reserves its copyright and other rights in this plan for the use of the City of Grand Junction, Colorado, and any other party without first obtaining the express written permission from FOX CONSTRUCTION HOLDINGS, INC.

FOX PERMIT 2014-033-17-004

NO. 1	JMK & Associates, Inc.
NO. 2	11/11/14
NO. 3	11/11/14
NO. 4	11/11/14
NO. 5	11/11/14
NO. 6	11/11/14
NO. 7	11/11/14
NO. 8	11/11/14
NO. 9	11/11/14
NO. 10	11/11/14
NO. 11	11/11/14
NO. 12	11/11/14
NO. 13	11/11/14
NO. 14	11/11/14
NO. 15	11/11/14
NO. 16	11/11/14
NO. 17	11/11/14
NO. 18	11/11/14
NO. 19	11/11/14
NO. 20	11/11/14
NO. 21	11/11/14
NO. 22	11/11/14
NO. 23	11/11/14
NO. 24	11/11/14
NO. 25	11/11/14
NO. 26	11/11/14
NO. 27	11/11/14
NO. 28	11/11/14
NO. 29	11/11/14
NO. 30	11/11/14
NO. 31	11/11/14
NO. 32	11/11/14
NO. 33	11/11/14
NO. 34	11/11/14
NO. 35	11/11/14
NO. 36	11/11/14
NO. 37	11/11/14
NO. 38	11/11/14
NO. 39	11/11/14
NO. 40	11/11/14
NO. 41	11/11/14
NO. 42	11/11/14
NO. 43	11/11/14
NO. 44	11/11/14
NO. 45	11/11/14
NO. 46	11/11/14
NO. 47	11/11/14
NO. 48	11/11/14
NO. 49	11/11/14
NO. 50	11/11/14
NO. 51	11/11/14
NO. 52	11/11/14
NO. 53	11/11/14
NO. 54	11/11/14
NO. 55	11/11/14
NO. 56	11/11/14
NO. 57	11/11/14
NO. 58	11/11/14
NO. 59	11/11/14
NO. 60	11/11/14
NO. 61	11/11/14
NO. 62	11/11/14
NO. 63	11/11/14
NO. 64	11/11/14
NO. 65	11/11/14
NO. 66	11/11/14
NO. 67	11/11/14
NO. 68	11/11/14
NO. 69	11/11/14
NO. 70	11/11/14
NO. 71	11/11/14
NO. 72	11/11/14
NO. 73	11/11/14
NO. 74	11/11/14
NO. 75	11/11/14
NO. 76	11/11/14
NO. 77	11/11/14
NO. 78	11/11/14
NO. 79	11/11/14
NO. 80	11/11/14
NO. 81	11/11/14
NO. 82	11/11/14
NO. 83	11/11/14
NO. 84	11/11/14
NO. 85	11/11/14
NO. 86	11/11/14
NO. 87	11/11/14
NO. 88	11/11/14
NO. 89	11/11/14
NO. 90	11/11/14
NO. 91	11/11/14
NO. 92	11/11/14
NO. 93	11/11/14
NO. 94	11/11/14
NO. 95	11/11/14
NO. 96	11/11/14
NO. 97	11/11/14
NO. 98	11/11/14
NO. 99	11/11/14
NO. 100	11/11/14

**FOX CONSTRUCTION CO.**  
1211 1/2 W. 1ST ST.  
GRAND JUNCTION, CO 81505  
970.243.1211

2526 WESTWOOD CT. / LOT 6  
VALLEY MEADOWS WEST  
Grand Junction, Colorado