

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

BLDG PERMIT NO. 75439



EX

\$802⁰⁰ total

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

BLDG ADDRESS 2529 Westwood Ct TAX SCHEDULE NO. 2945-032-77-002
 SUBDIVISION Valley Meadows West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665⁰
 FILING BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Charlie & Shirley Kodis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 516 Vista Grande - 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-3884
 (2) APPLICANT RED HART Const. Inc USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2320 - E 1/2 Rd. 81503 DESCRIPTION OF WORK AND INTENDED USE: New SF
 (2) TELEPHONE 234-0822 Ranch style residence w/ 3 car attached

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions covering of patio can be no closer than 28" in rear.
 Maximum Height 32' 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 Daniel R. Mault Date May 31, 2000
 Department Approval Rae Nisha Bagon Date 6/1/00
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13137
 Utility Accounting V. Hull Date 6/1/00

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)

2529 Westwood Ct.
 Charlie & Shirley Kodis
 LOT 2 Valley meadows
 WEST subdivision
 2945-032-77-002

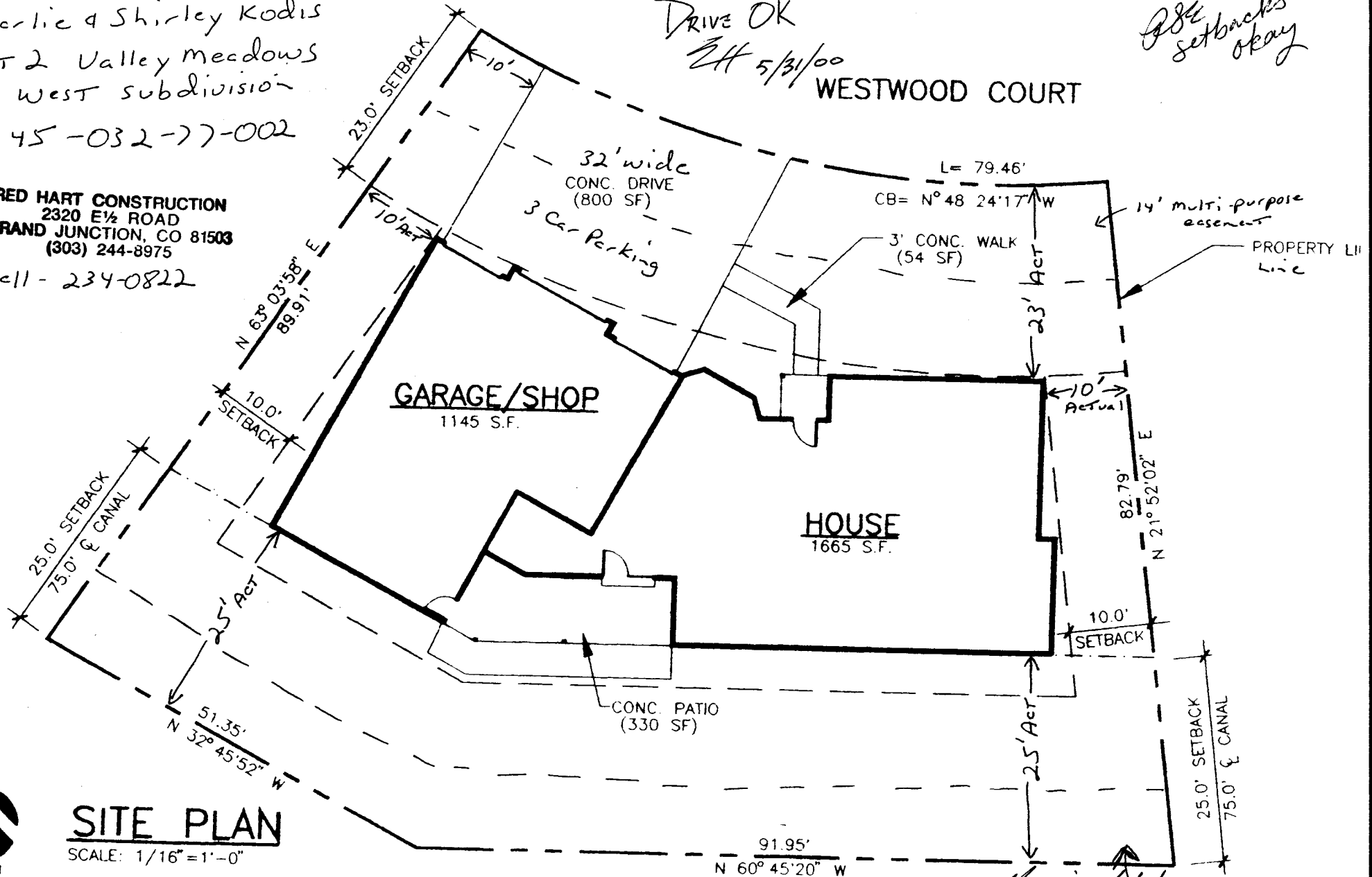
RED HART CONSTRUCTION
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81503
 (303) 244-8975
 Cell - 234-0822

DRIVE OK

2/4 5/31/00

setbacks okay

WESTWOOD COURT



SITE PLAN

SCALE: 1/16" = 1'-0"



Main Line Grand Valley Canal

ACCEPTED
 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.

Irrigation Easement