

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

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

BLDG PERMIT NO. 78522



Your Bridge to a Better Community

BLDG ADDRESS 2524 WESTWOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2437

TAX SCHEDULE NO. 2945-032-77-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION VALLEY MEADOWS WEST TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 NO. OF DWELLING UNITS:

(1) OWNER JAMES J. & NANCY D. CARTER Before: 0 After: 1 this Construction

(1) ADDRESS 567 DAWN CT #1, GR JCT 81504 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 241-4427 Before: 0 After: 1 this Construction

(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BUILDINGS N/A

(2) ADDRESS SAME AS ABOVE DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL

(2) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED:

- Site Built \_\_\_\_\_ Manufactured Home (UBC)
- \_\_\_\_\_ Manufactured Home (HUD)
- \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 23' 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 \_\_\_\_\_

CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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 Nancy D. Carter Date 2-2-01

Department Approval Mishi Magon Date 2/2/01

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No.
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Utility Accounting <u>Debi Overholt</u>	Date <u>2/5/01</u>
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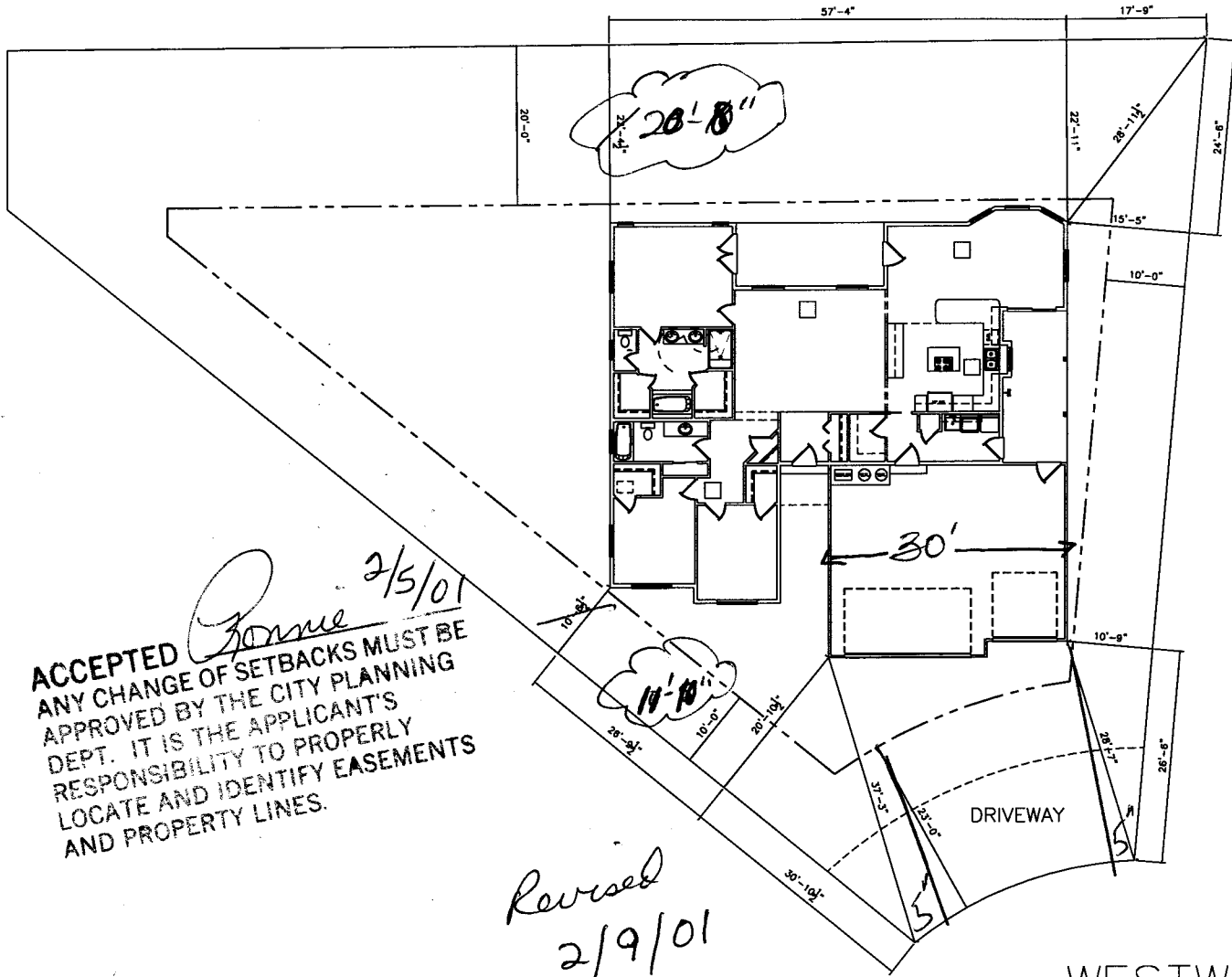
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

THE BUILDER OR OWNER TO VERIFY DETAILS  
CONSTRUCTION.

VALLEY MEADOWS WEST SUBDIVISION  
SE 1/4 OF THE NW 1/4 OF SECTION 3, T.1 S., R.1 W.,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

LOT 5  
10,986 SQ. FT.  
0.252 ACRES±



ACCEPTED *Gomez* 2/5/01  
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.

Revised  
2/9/01

DRIVE NOT APPROVED  
5 FT SIDE SETBACK

READY

*DML*

2/2/01

*Mishi Aragon* 2/9/01

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WESTWOOD COURT