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FEE \$ 10 <sup>-</sup>
TCP \$ 500 <sup>-</sup>
SIF \$ 292 <sup>-</sup>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 78254



Your Bridge to a Better Community

BLDG ADDRESS 2531 Westwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1911<sup>sq</sup>

TAX SCHEDULE NO. 2945-032-77-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Valley Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED 1911<sup>sq</sup>

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

(1) OWNER RED HART Const. Inc. NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 2320-1/2 Rd. G.T. 8403 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 234-0822 DESCRIPTION OF WORK & INTENDED USE New S/F Residence w/ 3 car attached

(2) APPLICANT RED HART Const. - Daniel R. Geerhart TYPE OF HOME PROPOSED:

(2) ADDRESS Same  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE Same

**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 PR2.7

Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

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 Daniel R. Geerhart Date Jan 2, 2001

Department Approval [Signature] Date 1/8/01

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>3621</u>
Utility Accounting <u>[Signature]</u> Date <u>1/8/01</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)

2531 Westwood Ct.

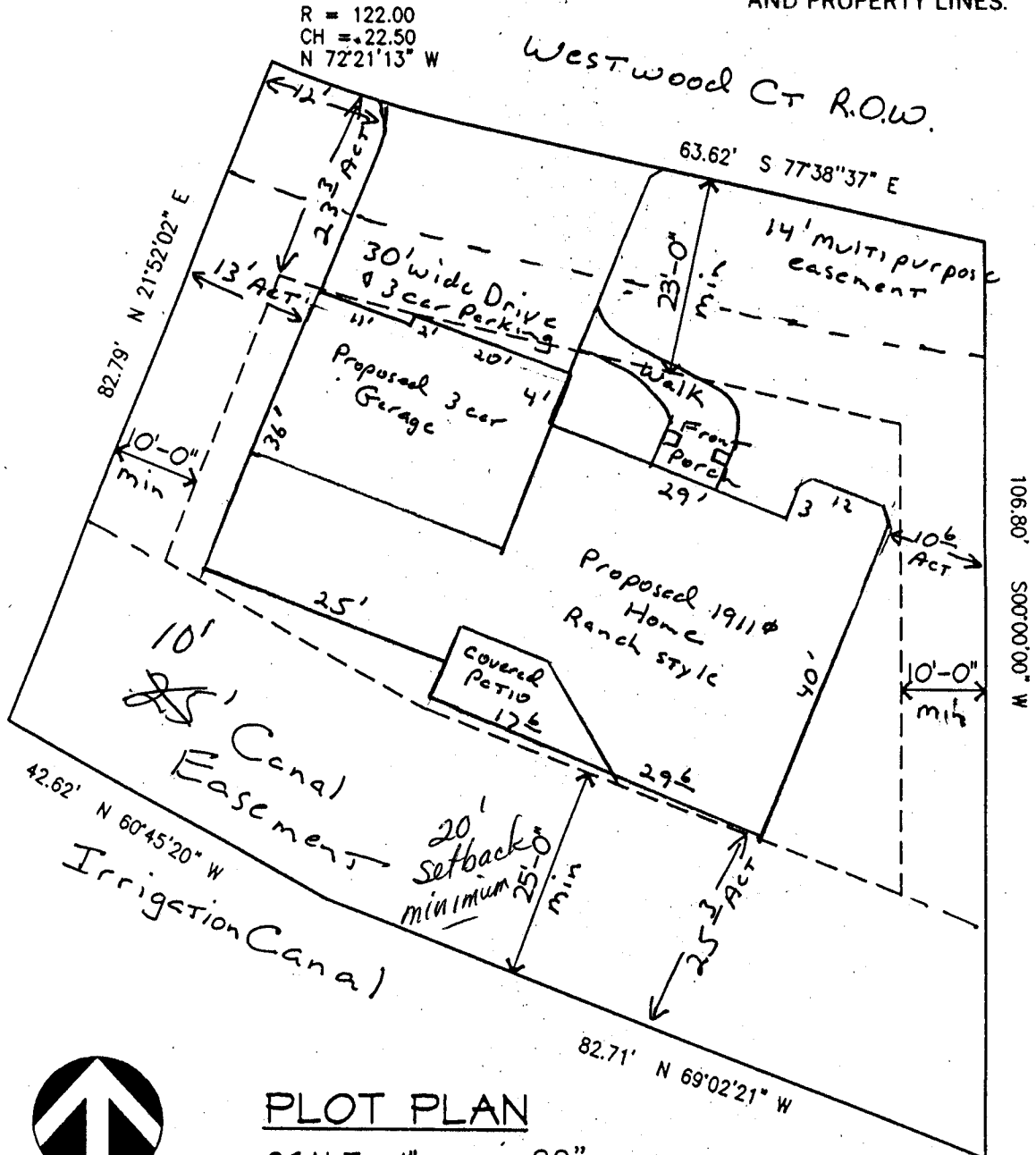
Site Plan

2945-032-77-001

RED HART CONSTRUCTION  
2320 E 1/4 ROAD  
GRAND JUNCTION, CO 81503  
244-8975  
234-0822

1/8/01

ACCEPTED *C. J. Jansen*  
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.



R = 122.00  
CH = 22.50  
N 72°21'13" W

Westwood Ct R.O.W.



**PLOT PLAN**

SCALE: 1" = 20"

*DRIVE OK*  
*David D. Dowd*  
11/4/2001  
DEPT ENGINEER

	Set Backs	Actual
Front	min 23'-0"	23'-3"
Sides	10'-0"	10'-6" East 13'-0" west
Rear	20'-0"	25'-3"

*(RSD)*