

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 86554



Your Bridge to a Better Community

BLDG ADDRESS 2979 ROAD CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1500 A

TAX SCHEDULE NO. 2943-174-21004 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION WESTLAND SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED 1500 A

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:

(1) OWNER AMBRIZ Before: 0 After: _____ this Construction

(1) ADDRESS 275 30 ROAD GJ CO. 81503 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 234 2618 Before: _____ After: 1 this Construction

(2) APPLICANT NOSTRAND CONST. USE OF EXISTING BUILDINGS _____

(2) ADDRESS 527 28 1/2 ROAD GJ CO. DESCRIPTION OF WORK & INTENDED USE MODULAR HOME

(2) TELEPHONE 242 8748 TYPE OF HOME PROPOSED:

____ Site Built X 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 RSF-4

Maximum coverage of lot by structures 5090

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 1' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 8 TRAFFIC 56 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 [Signature]

Date 10-7-02

Department Approval [Signature]

Date 10-7-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15355</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/7/02</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)

LOT 3, BLOCK 1
0.26 ACRES

7' S. BK.

118.57'

45.00'

Walter Lumbert 10/7/02

No driveway/garage proposed at this time.
Future site as house may not fit on was advised of this. Applicant

25' S. BK.

87' W

10' IRRIG. ESMT.

Per BUDG DEPT 6.20'

Detached garage - 6' from 'home' can be 3' from side line and due to in. easement, 10' from rear line.
Driveway @ 5' from rear sidewalk, closer in the further back.

564° 15' 56" E

7' S. BK.

90.70'

20' S. BK.

1' S.

Proposed Driveway
30' W. OR
35' N. OR
SE

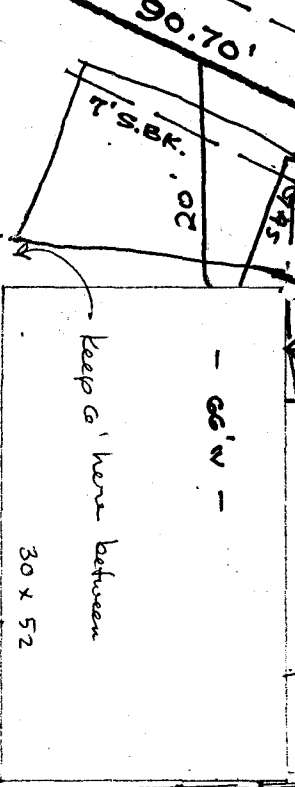
50' GSTD ESMT.

45.0' TRACT "A"

112.60'

N 00° 00' 20" W

25' S. BK.



LOT 4, BLOCK 1
0.19 ACRES

S 87° 56' 54" W

110.36'

10' STORMDRAIN ESMT.

10' S. BK.

10' utility easement

10-7-02
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Bayler Kleiderman

N 110° 00' 00" W