

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84680



Your Bridge to a Better Community

BLDG ADDRESS 2980 ROOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1822
 TAX SCHEDULE NO. 2943-174-00-130 ^{Parent Parcel} SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION WESTLAND ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1822
 FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER OTTO & CAROL HATTSTADT NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 727 PAONIA, CO 81428 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 260-5511 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT GOLDEN VILLA HOMES TYPE OF HOME PROPOSED:
 (2) ADDRESS 2475 HWY 6 & 50 ST _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 245-9039 Manufactured Home (HUD)
 Other (please specify) GARAGE

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 RSE-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 25/5 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 5/10/02
 Department Approval [Signature] Date 5-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14935</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/20/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

2980 Road CT
 WESTLAND 2 STATES
 FILING 1
 BLOCK 1
 LOT 3

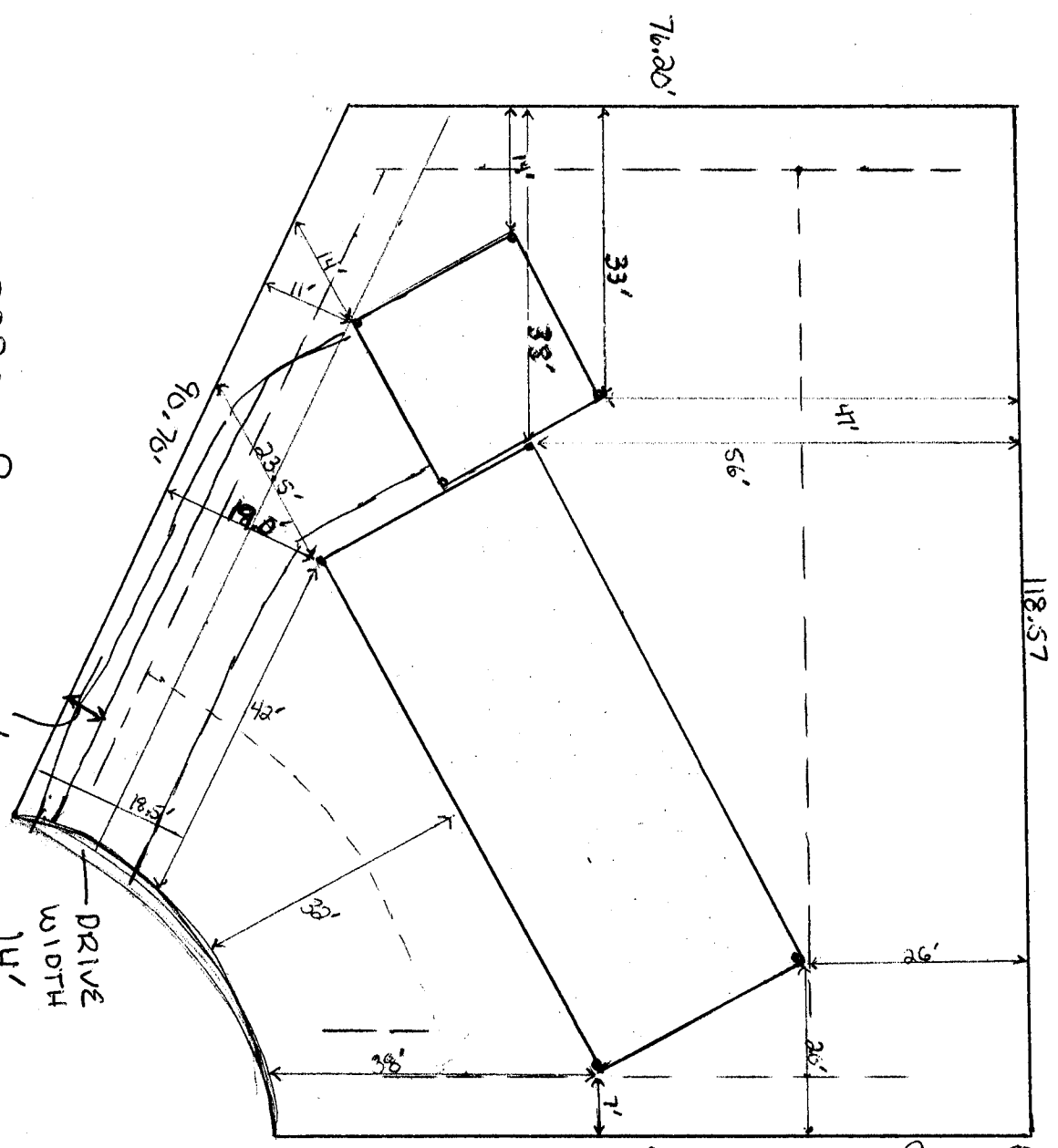
DRIVE
 SETBACK
 5'

DRIVE
 WIDTH
 14'

HATSTREET

1" = 20'

DRIVE OK
 DJP
 5/20/02



5-20-02
 ACCEPTED *Pat Bushman*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

6-14-02

Pat Bushman

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2980 Rood Ct
WESTLAND STATES
FILING 1
BLOCK 1
LOT 3

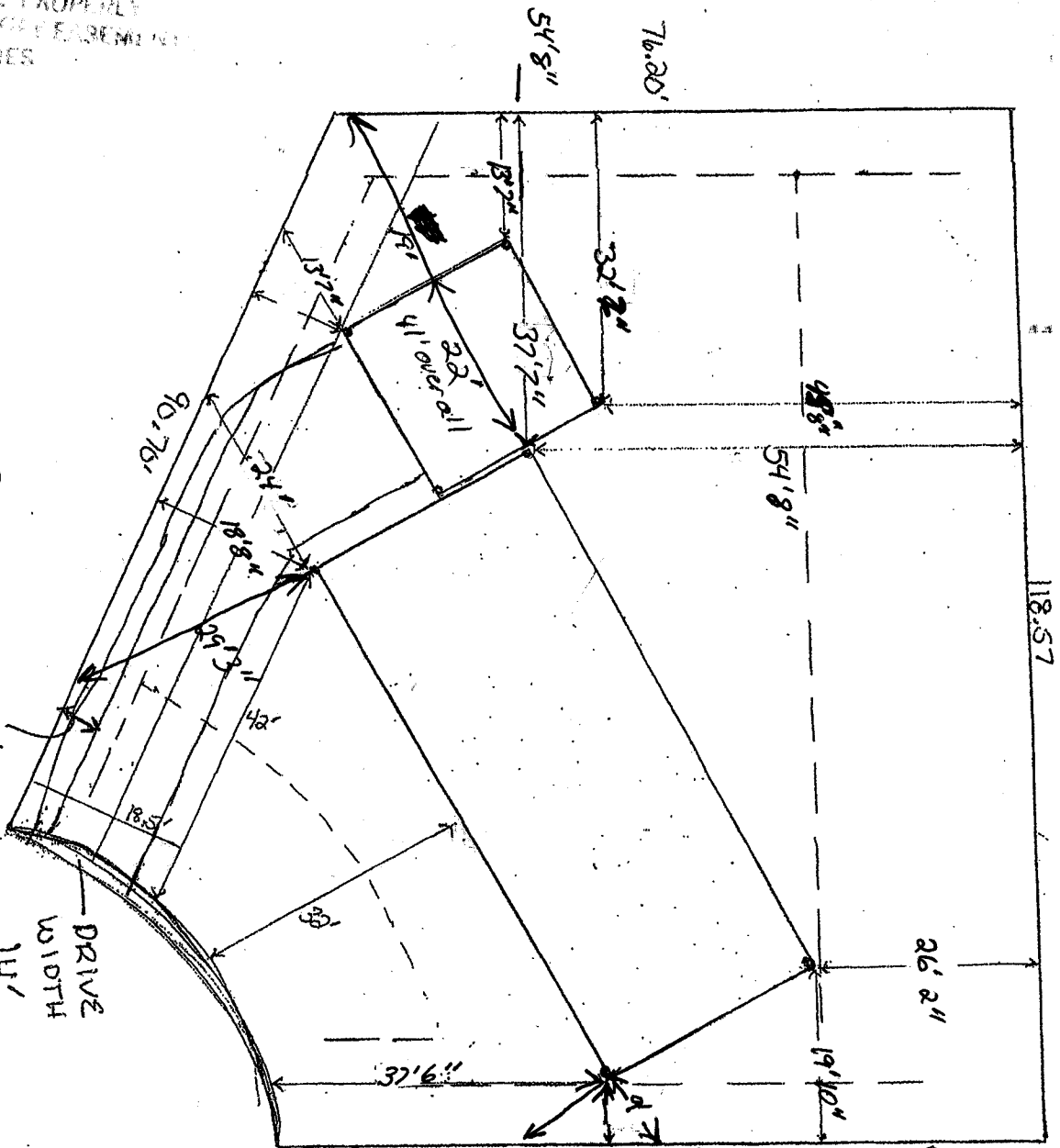
DRIVE
SEWER
S

DRIVE
WIDTH
14'

HATSTACOT

1" = 20'

DRIVE OK
DHL
5/20/02



5-20-
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