

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

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

BLDG PERMIT NO. 84682



Your Bridge to a Better Community

BLDG ADDRESS 2982 Rood CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1822
 TAX SCHEDULE NO. 2943-174-00130 *Patent Parcel* SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION WESTLAND ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1822
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER Joseph Williams NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS 4436 S. ELDRIDGE ST,
MORRISON, CO 80465 USE OF EXISTING BUILDINGS —
 (1) TELEPHONE (303) 697-6478 DESCRIPTION OF WORK & INTENDED USE HOME & GARAGE
 (2) APPLICANT GOLDEN VILLA HOMES TYPE OF HOME PROPOSED:
 (2) ADDRESS 2475 HWY 6 E 50 6J Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 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 Parking Req'mt 2
 Side 5/3 from PL, Rear 25/5 from PL Special Conditions —
 Maximum Height 35' CENSUS 8 TRAFFIC 56 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 [Signature] Date 5/14/02
 Department Approval [Signature] Date 5-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14936</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/20/02</u>

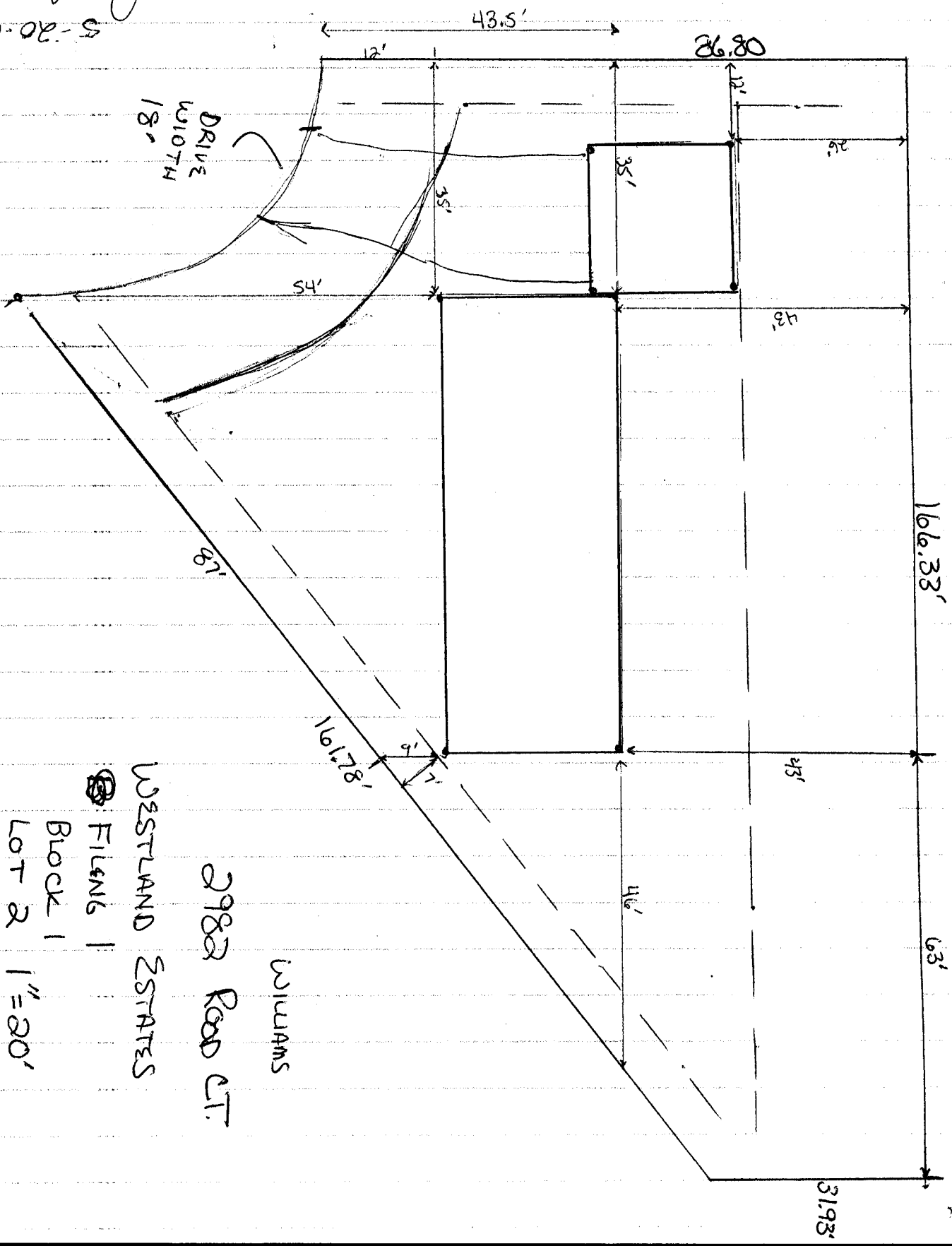
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED BY THE BOARD OF PLANNING AND ZONING
 ANY CHANGES OR REVISIONS MUST BE APPROVED BY THE BOARD OF PLANNING AND ZONING
 THE PLANNING AND ZONING DEPARTMENT
 LOCAL AND IDENTIFY EASEMENTS
 AND PROPERTY

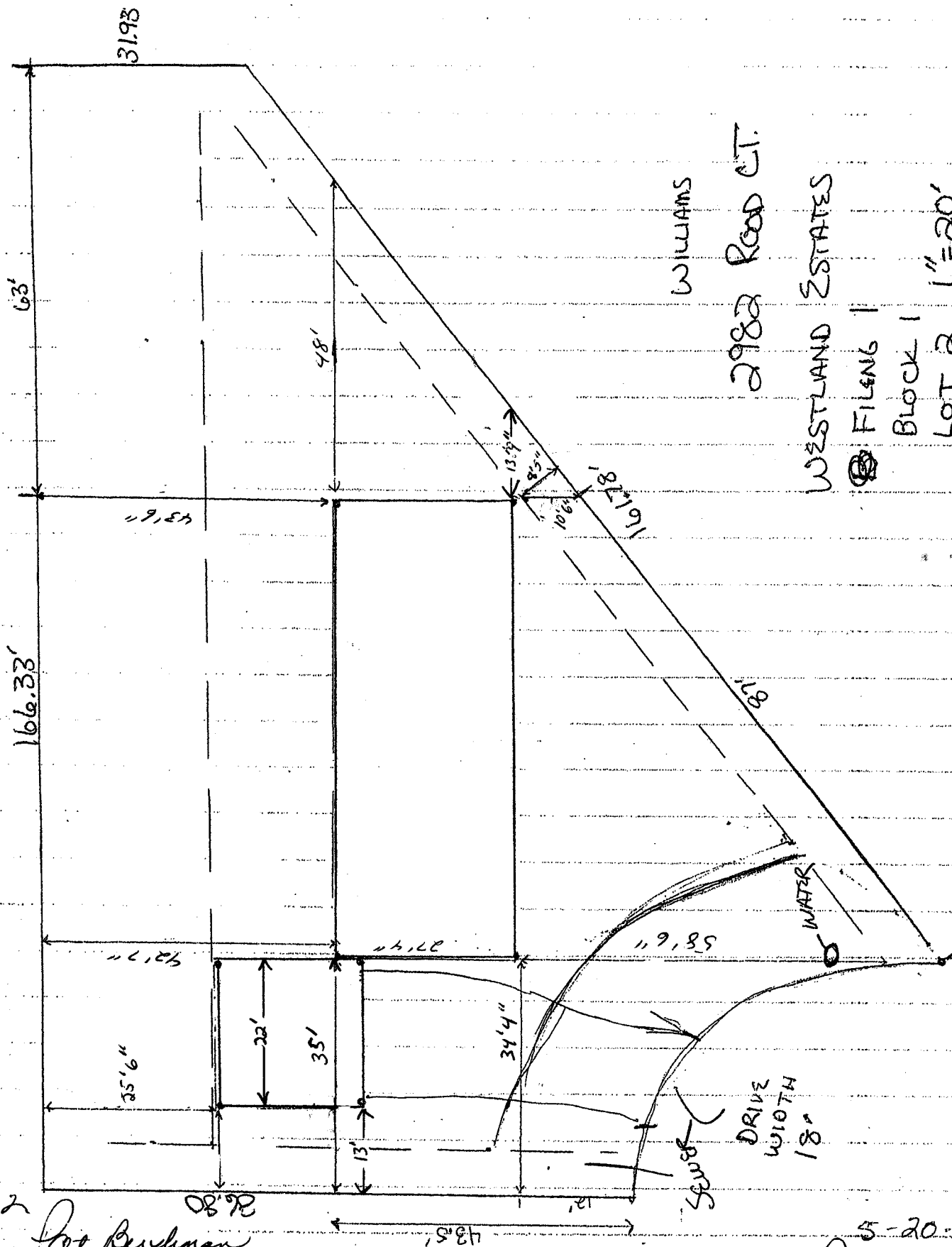
Drawn by
 5/20/02

5-20-02



WESTLAND ESTATES
 FILE NO. 1
 BLOCK 1
 LOT 2 1"=30'

2982 ROAD CT.
 WILLIAMS



WILLIAMS
 2982 ROAD CT.
 WESTLAND ESTATES
 FILING 1
 BLOCK 1
 LOT 2 1"=20'

6-14-02

Pat Budman

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVE BY
 5/20/10

5-20-02

ACCEPTED *Pat Budman*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.