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| FEE \$ | 10.00 |
| TCP \$ | Ø |
| SIF \$ | Ø |

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

BLDG PERMIT NO. 88265



Your Bridge to a Better Community

BLDG ADDRESS 651 Longhorn
 TAX SCHEDULE NO 2945-032-71-006
 SUBDIVISION Westwood Ranch
 FILING 2 BLK 2 LOT 6
 (1) OWNER Phillip & Helen Taylor
 (1) ADDRESS 651 Longhorn
 (1) TELEPHONE 245-8641
 (2) APPLICANT Phil Taylor
 (2) ADDRESS 651 Longhorn
 (2) TELEPHONE 245-8641

SQ. FT. OF PROPOSED BLDGS/ADDITION 440 sq. ft.
 SQ. FT. OF EXISTING BLDGS 1288 sq. ft + 780 sq. ft garage
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2500 sq. ft.
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS Single Fam. Res.
 DESCRIPTION OF WORK & INTENDED USE Storage Add.
 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 20' from property line (PL) Permanent Foundation Required: YES ___ NO ___
 or ___ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS ___ TRAFFIC ___ 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 Phil Taylor Date 2-24-03
 Department Approval Gayleen Henderson Date 2-24-03

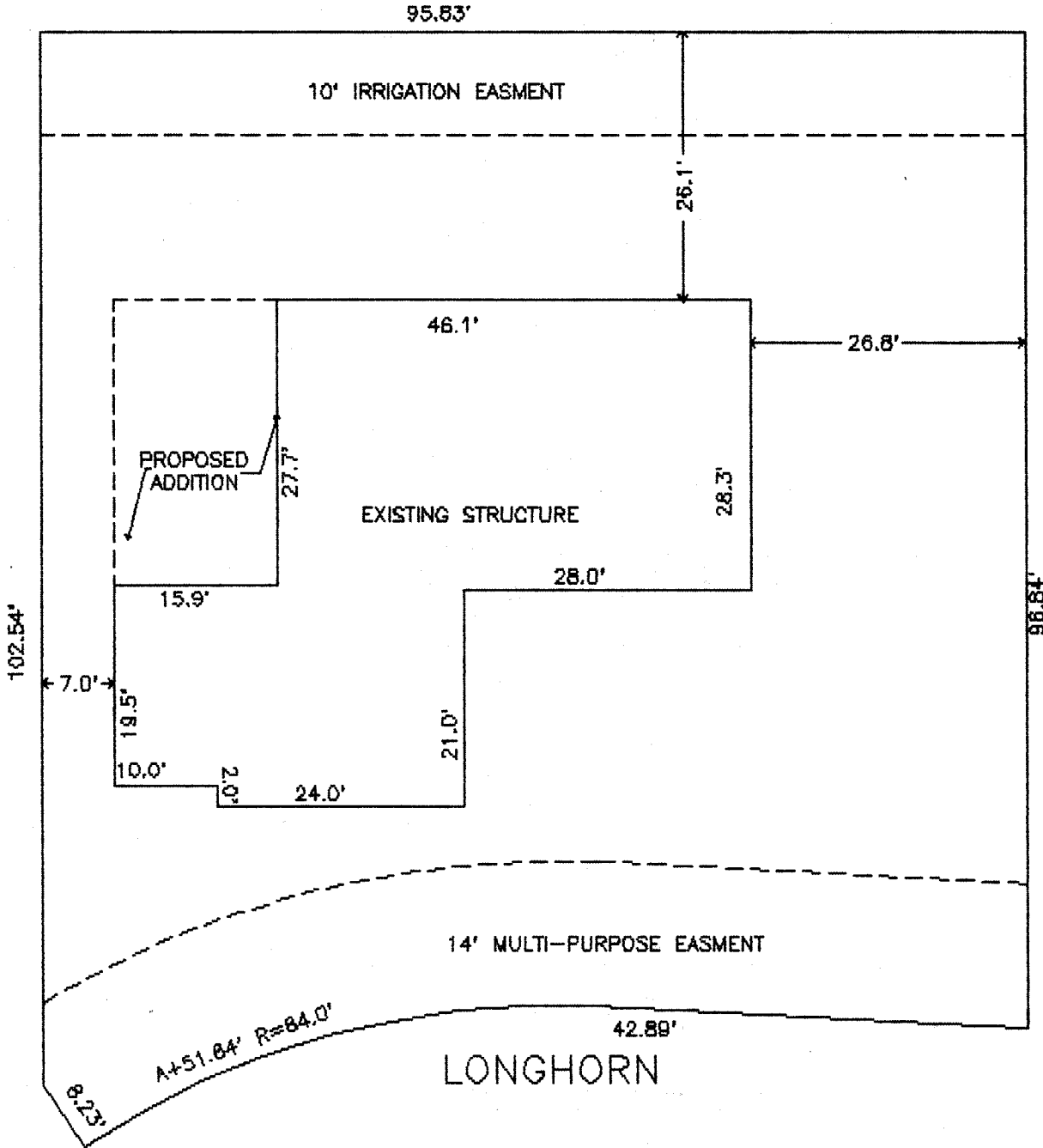
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|--|-------------------------|----|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>no charges</u> |
| Utility Accounting | <u>CM Marshall Colo</u> | | Date <u>(1) 2/24/03</u> |

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)

2-24-03

ACCEPTED *Gayle Henderson*
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.



651 LONGHORN
GRAND JCT., CO

SITE PLAN LOT 6 BLK 2 WESTWOOD RANCH SUB. FLG' 2

1/16" = 1'-0"

ASSOCIATED DESIGN PROFESSIONALS
2712 MIDWAY
GRAND JUNCTION, COLORADO 81508
TELEPHONE (303) 245-8641