

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2978 Luke St SQ. FT. OF PROPOSED BLDGS/ADDITION 1495 1735  
 TAX SCHEDULE NO. 2943-174-26-024 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION Westland Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1495 1735  
 FILING 2 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Double R Builders NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2500 Broadway Unit B Box 241 - G.J. CO. 81503  
 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 241-3449  
 (2) APPLICANT Ray Robichaux DESCRIPTION OF WORK & INTENDED USE new SF residence  
 (2) ADDRESS 2059 S. Broadway #7 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_  
 (2) TELEPHONE 241-3449

**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 50%  
 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 2  
 Maximum Height 35' 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval [Signature] Date 10/2/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16618</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/2/03</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)

# WESTLAND ESTATES SUBDIVISION

Filing II, Block 2, Lot 1, Zoned RSF-4

Address: 2978 Luke Street

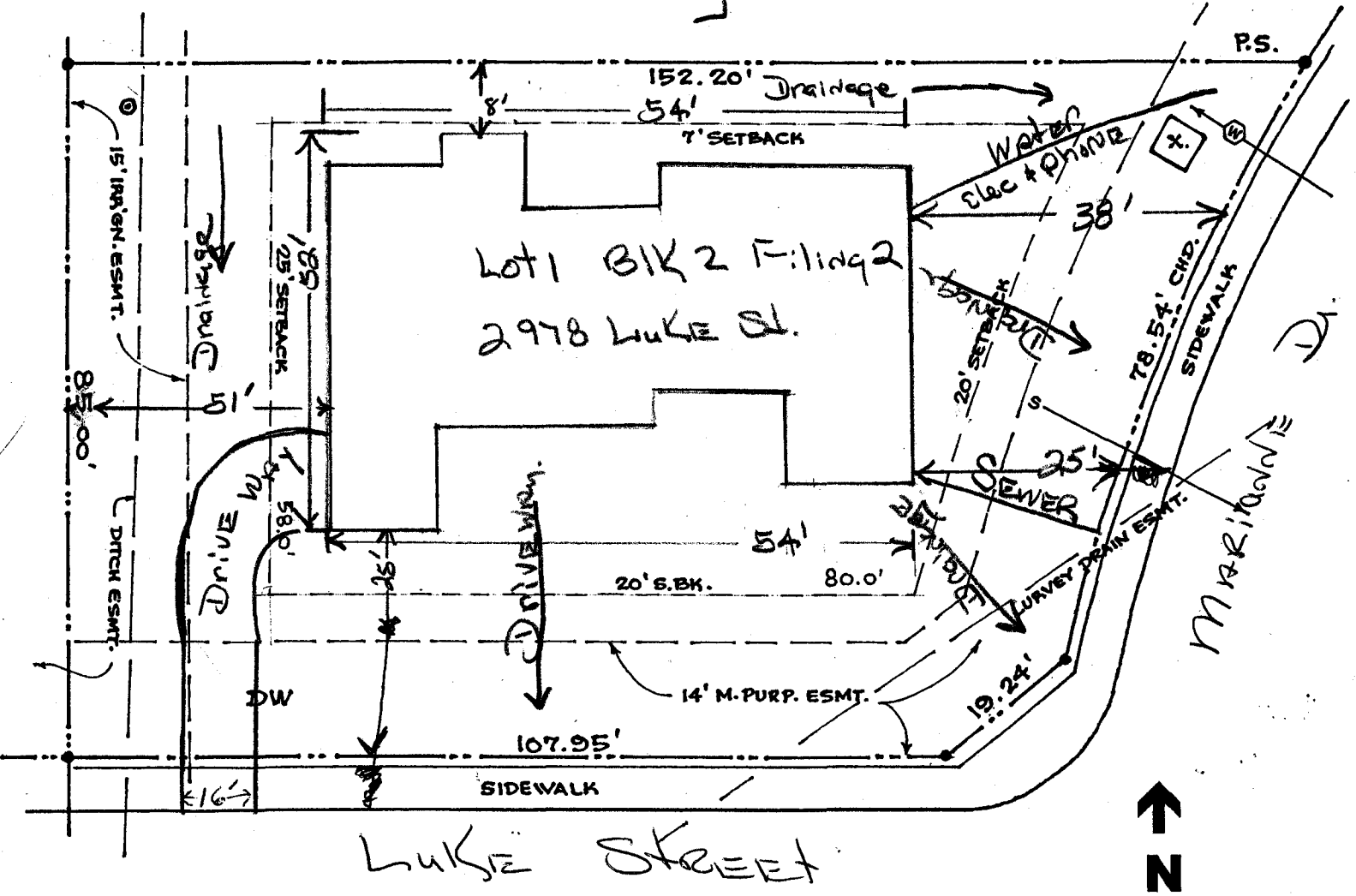
Tax Parcel Number 2943-174-26-024

**\$34,400**

ACCEPTED *Alisa Prager 10/2/05*  
 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.

- ⊙ Irrigation Svc.
- P.S. Public Services  
(G + E + Tel. + TV)
- DW Driveway Loc'n.

*2  
to  
2  
2  
11  
11*



## Lot 24

0.26 acres

Plat as Recorded in Book 19, Pages 331 - 332, 6-4-03

Westland Estates Filings II, IV and V Homeowners Association, Inc.  
 Covenants, Conditions and Restrictions as recorded in Book 3376, Pages 350 etc.