

FEE \$	10.00
TCP \$	None
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

2980 Westland Ave
~~2980 Westland Ave~~

BLDG ADDRESS 2980 Westland Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1391
 TAX SCHEDULE NO. 2943-174-26-033 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION WESTLAND ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING II BLK 4 LOT 5 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER GERALD W. COLEMAN Cont. LLC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2872 Emily Dr USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-5343
 (2) APPLICANT GERALD W COLEMAN DESCRIPTION OF WORK & INTENDED USE BLD A Single
FAMILY DWELLING w/3 CAR GARAGE
 (2) ADDRESS 2872 Emily Dr TYPE OF HOME PROPOSED:
 (2) TELEPHONE 243-5343
 _____ 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) C Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7/3 from PL, Rear 25/5 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).

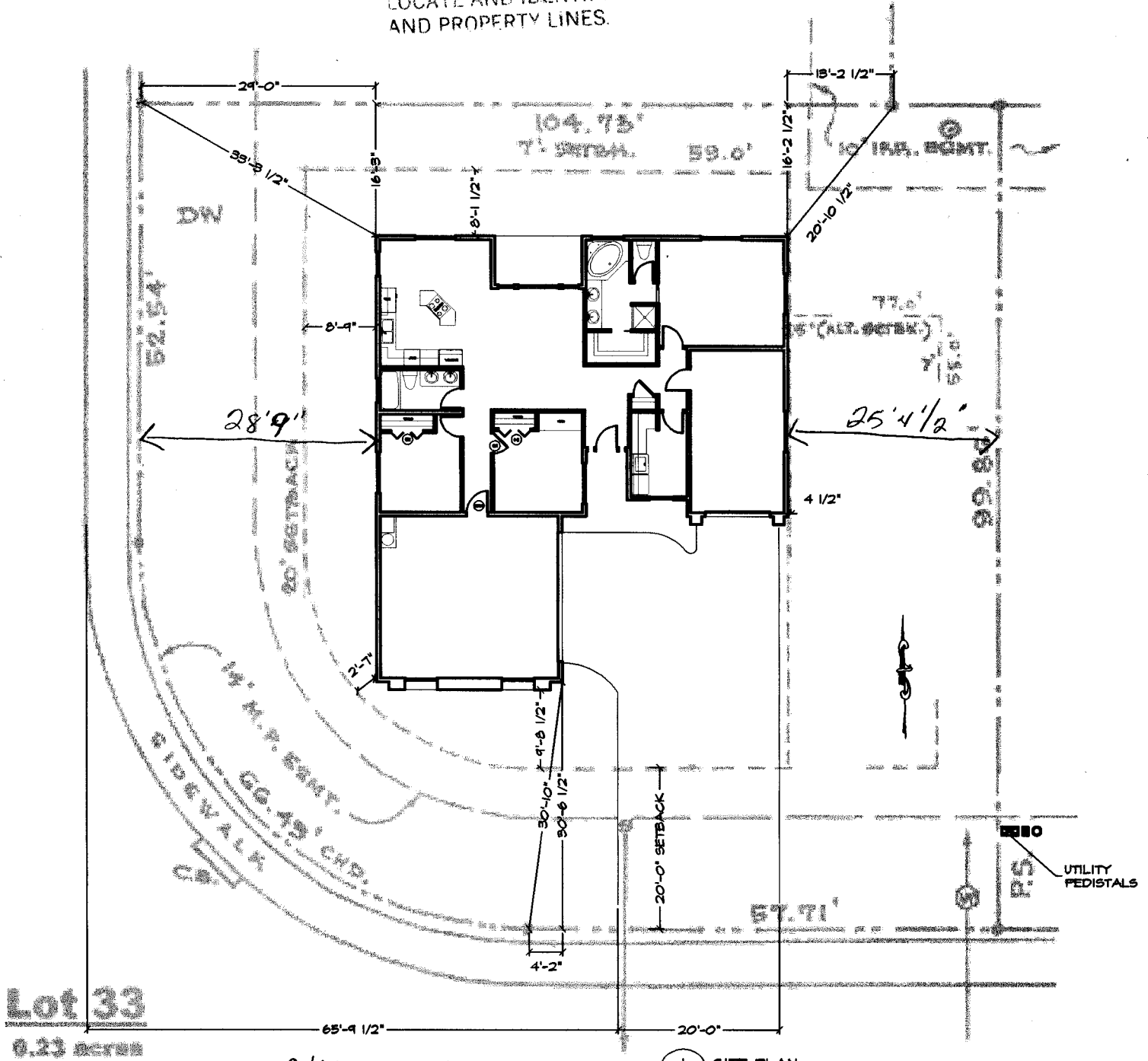
Applicant Signature Gerald Coleman Date 10-2-03
 Department Approval NA Yvonne Mason Date 10/8/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16631</u>
Utility Accounting	<u>Yvonne Mason</u>	Date	<u>10-8-03</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)

ACCEPTED *U/ Mike Hagon 10/8/03*
 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.



Lot 33
 0.23 acres

OK
10/6/03

1 SITE PLAN
 C.I.O. 1/8" = 1'-0"

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

Plat as Recorded in Book 19, Pages 331 - 332, 6-4-03
 Westland Estates Filings II, IV and V Homeowners Association, Inc.