

FEE \$	70.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2981 Westland Ave
 Parcel No. 2943 174 26 0812 002
 Subdivision Westland Estates
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1685
 Sq. Ft. of Lot / Parcel 20 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1685

OWNER INFORMATION:

Name KS Custom Builders
 Address P.O. Box 2665
 City / State / Zip GS CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name KS Custom Builders
 Address P.O. Box 2665
 City / State / Zip GS CO 81501
 Telephone 256-9556 or 216-3959

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>C</u>	Driveway Location Approval _____ (Engineer's Initials)

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).

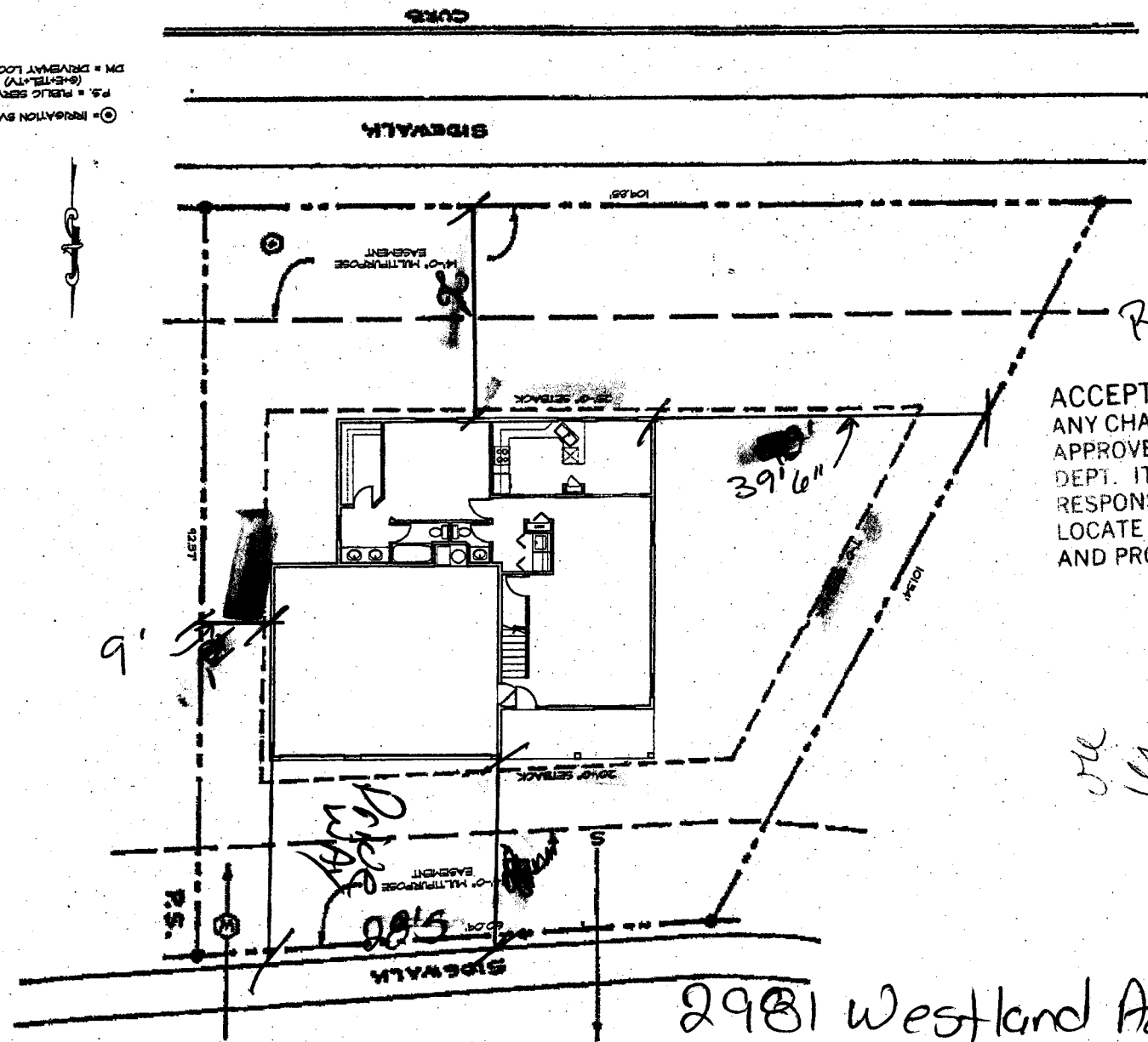
Applicant Signature [Signature] Date 5-10-04
 Department Approval [Signature] Date 5/27/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17292</u>
Utility Accounting <u>Overholt</u> Date <u>5/27/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLAT AS RECORDED IN BOOK 14, PAGES 891-892, 4-4-08
WESTLAND ESTATES FILING II AND V HOMEOWNERS ASSOCIATION, INC.
COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 9978,
PAGES 350 AND 351.

⊙ = IRRIGATION SVC.
P.S. = PUBLIC SERVICE
(GHE-TEL-IV)
DN = DRIVEWAY LOCATION



Revised CF# 6/11/04
5/12/04
ACCEPTED C. J. J. Hall
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.

OK
OK
5/12/04

2981 Westland Ave
Tax 2943 174 26 0312
Block 1, Lot 2 Filing 2