

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | NONE   |
| SIF \$ | 292.00 |

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

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



Building Address 2984 WESTLAND AVE.  
 Parcel No. 2943-174-26-035  
 Subdivision WESTLAND ESTATES  
 Filing 11 Block 4 Lot 7

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1509  
 Sq. Ft. of Lot / Parcel .21 ACRES / 9095 sq ft + or -  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 0 / 2410

**OWNER INFORMATION:**

Name SCHOOL DIST 51 / CAREER CENTER  
 Address 2935 NORTH AVENUE  
 City / State / Zip GRAND JCT., CO. 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name MIKE WELLS  
 Address P.O. BOX 482  
 City / State / Zip MESA, CO. 81643  
 Telephone 970-268-5599

**\*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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7/3 from PL Rear 25/5 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District C Driveway Location Approval U  
 (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 Mike J. Wells Date Dec. 18, 2003  
 Department Approval NA Dayleen Henderson Date 1-5-04

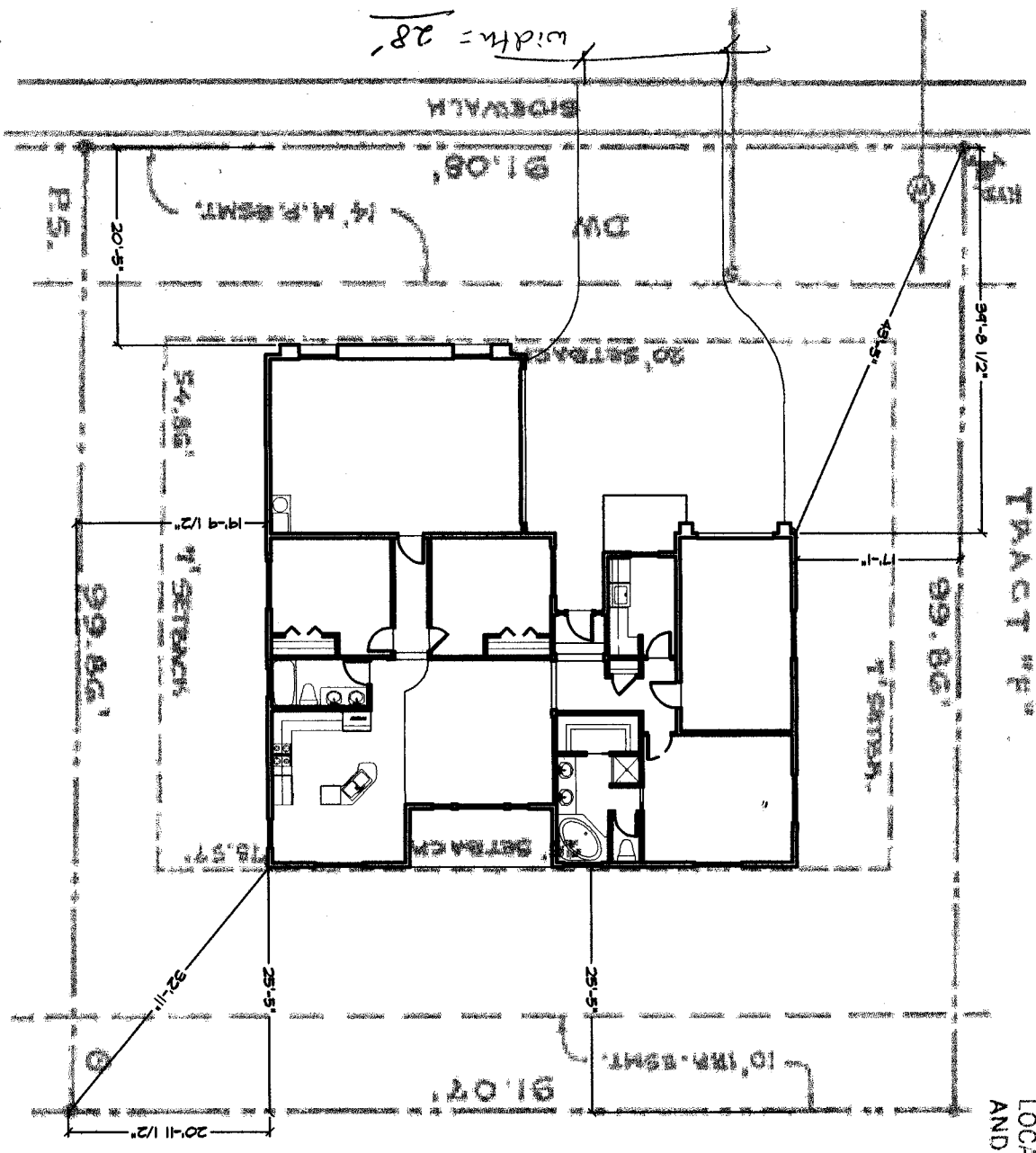
|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16920</u> |
| Utility Accounting <u>D. V. Anover</u>                 | Date <u>1-6-04</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)

12/19/03  
 W  
 BK  
 F less than 30'

1 SITE PLAN  
 C10 No. 100

Lot 35  
 0.27 ACRES



Pling II, Block 4, Lot 7, Zoned RFR4  
 Address: 2084 Westland Avenue  
 Tax Parcel Number 2943-174-28-035

1-5-04  
 Accepted  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.