

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

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 2537 Westwood Dr No. of Existing Bldgs 1 No. Proposed 0  
 Parcel No. 2945-032-34-004 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Valley Meadows Sq. Ft. of Lot / Parcel enclosed photo copies  
 Filing 2 Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1616 + 522  
 Height of Proposed Structure Blow house peak

**OWNER INFORMATION:**

Name Klyd Landaschlagas  
 Address 2537 Westwood Dr  
 City / State / Zip Ed. Jct., CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  
 Addition  
 Other (please specify): Enclosing patio

**APPLICANT INFORMATION:**

Name Klyd Landaschlagas  
 Address 2537 Westwood Dr  
 City / State / Zip Ed. Jct., CO 81505  
 Telephone 2945 6507

\*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 PLANNING STAFF		
ZONE <u>PD</u>	Maximum coverage of lot by structures _____	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____	
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES _____ NO _____	
Maximum Height of Structure(s) _____	Parking Requirement _____	
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

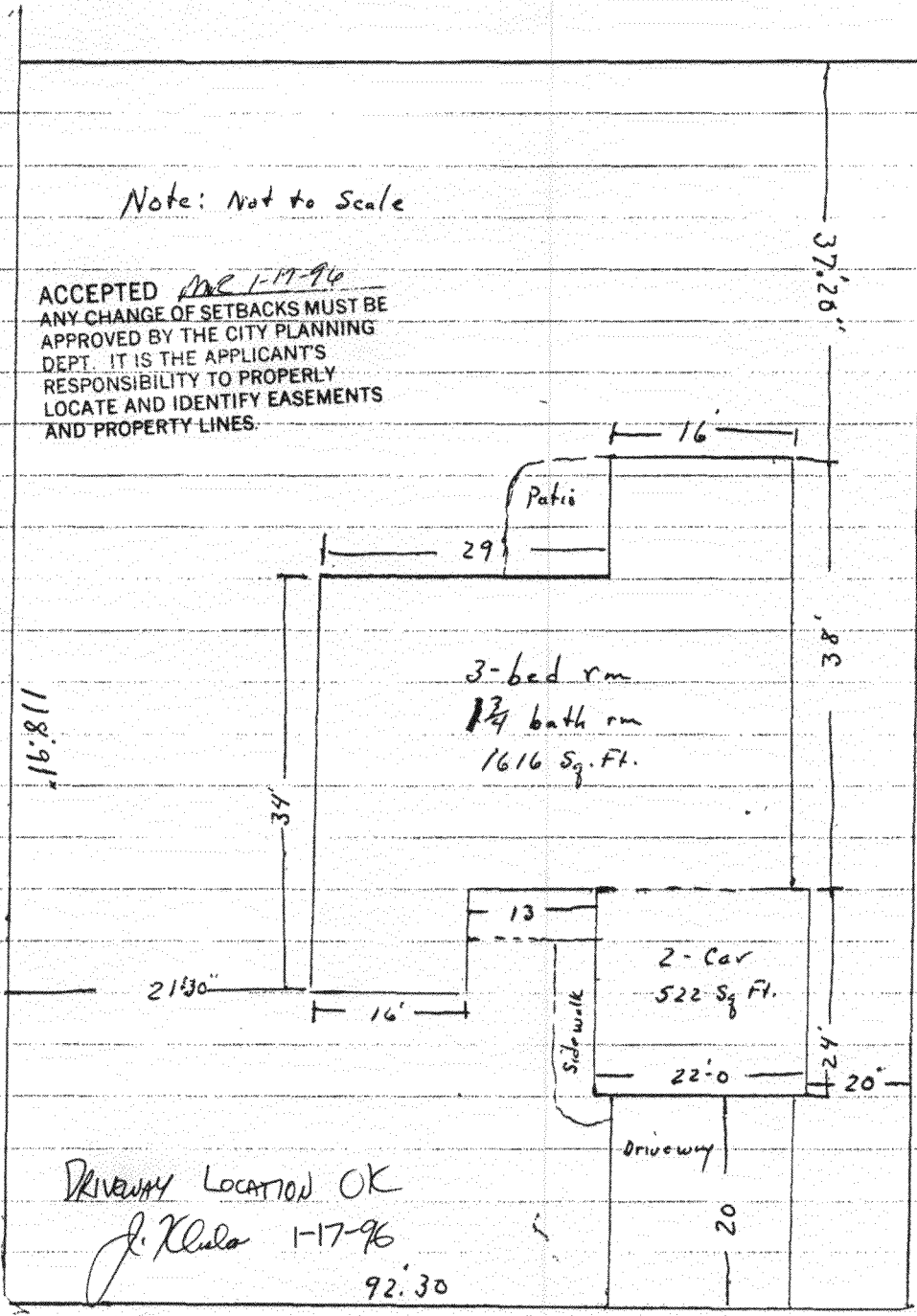
Applicant Signature Klyd Landaschlagas Date 10-28-08  
 Planning Approval Gayleen Henderson Date 10-28-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>J. Bensley</u>	Date <u>10/28/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Note: Not to Scale

ACCEPTED MC 1-17-96  
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.



DRIVEWAY LOCATION OK

J. Kluda 1-17-96

92.30

2537 Weswood dr.

10-28-08

enclose patio

ACCEPTED Gayle Henderson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.