

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 168119

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

201 2538
 BLDG ADDRESS ~~2583~~ Brenna Way TAX SCHEDULE NO. 2945-032-00-130
 SUBDIVISION Westwood Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1410
 FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER LEE HOMES INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2755 N AVE
 (1) TELEPHONE 970-248-4612 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT LEE HOMES INC. USE OF EXISTING BLDGS SFR
 (2) ADDRESS 2755 NORTH AVE DESCRIPTION OF WORK AND INTENDED USE: NEW HOUSE
 (2) TELEPHONE 970-248-4612

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 PR-4.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 25' from PL Special Conditions Cannot build in easements
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 12-16-98
 Department Approval [Signature] Date 12-18-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11831
 Utility Accounting [Signature] Date 12/18/98

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)