

FEE \$	10 -
TCP \$	-
SIF \$	292 -



BLDG PERMIT NO. 67904

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS <u>2530 BRENNA WAY</u>	TAX SCHEDULE NO. <u>2945-032-<del>00</del>-<del>130</del><sup>63-001</sup></u>
SUBDIVISION <u>WESTWOOD RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1500</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>LEE HOMES INC.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2755 N AVE.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>248-4612</u>	USE OF EXISTING BLDGS <u>SFR NEW</u>
(2) APPLICANT <u>LEE HOMES INC.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	
(2) TELEPHONE _____	

**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>PK-43</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req't <u>2</u>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>Cannot build in easements</u>
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> ANNEX# _____

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 11-13-98

Department Approval [Signature] Date 11-17-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11774

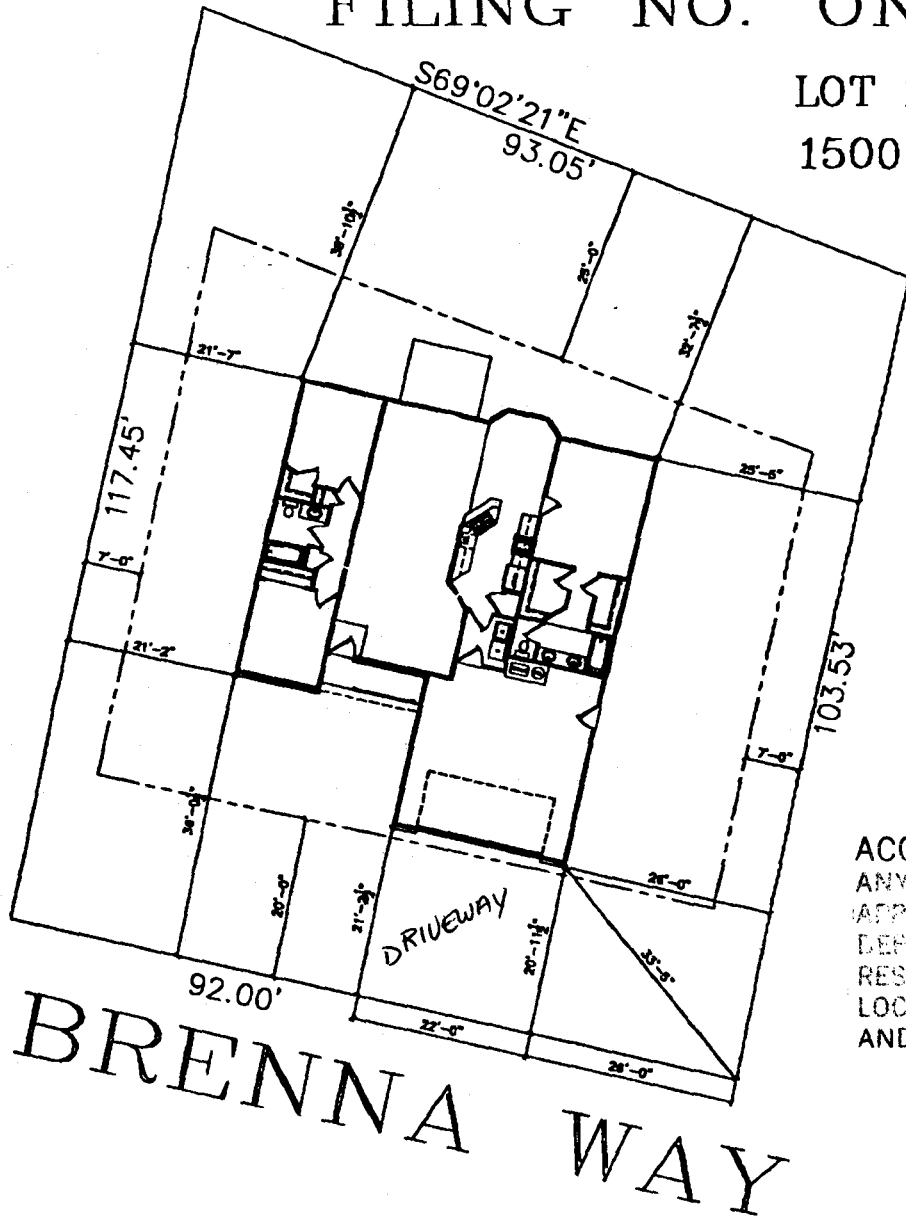
Utility Accounting [Signature] Date 11/20/98

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)

# WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 1 - BLOCK 1  
1500 SF



ACCEPTED KV 11-17-98  
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.

*Drive OK  
Fuel Down  
11-13-98*