

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



BLDG PERMIT NO. 67873

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2347 Borena Way TAX SCHEDULE NO. 2045-032-00-130

SUBDIVISION Westwood Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500

FILING 1 BLK 4 LOT 2 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 248-4612 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT LEE HOMES INC. USE OF EXISTING BLDGS SEE NEW

(2) ADDRESS J DESCRIPTION OF WORK AND INTENDED USE: _____

(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 RH-43 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 all elements

Maximum Height 32' CENSUS 10 TRAFFIC 19 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. 11773

Utility Accounting [Signature] Date 11/20/98

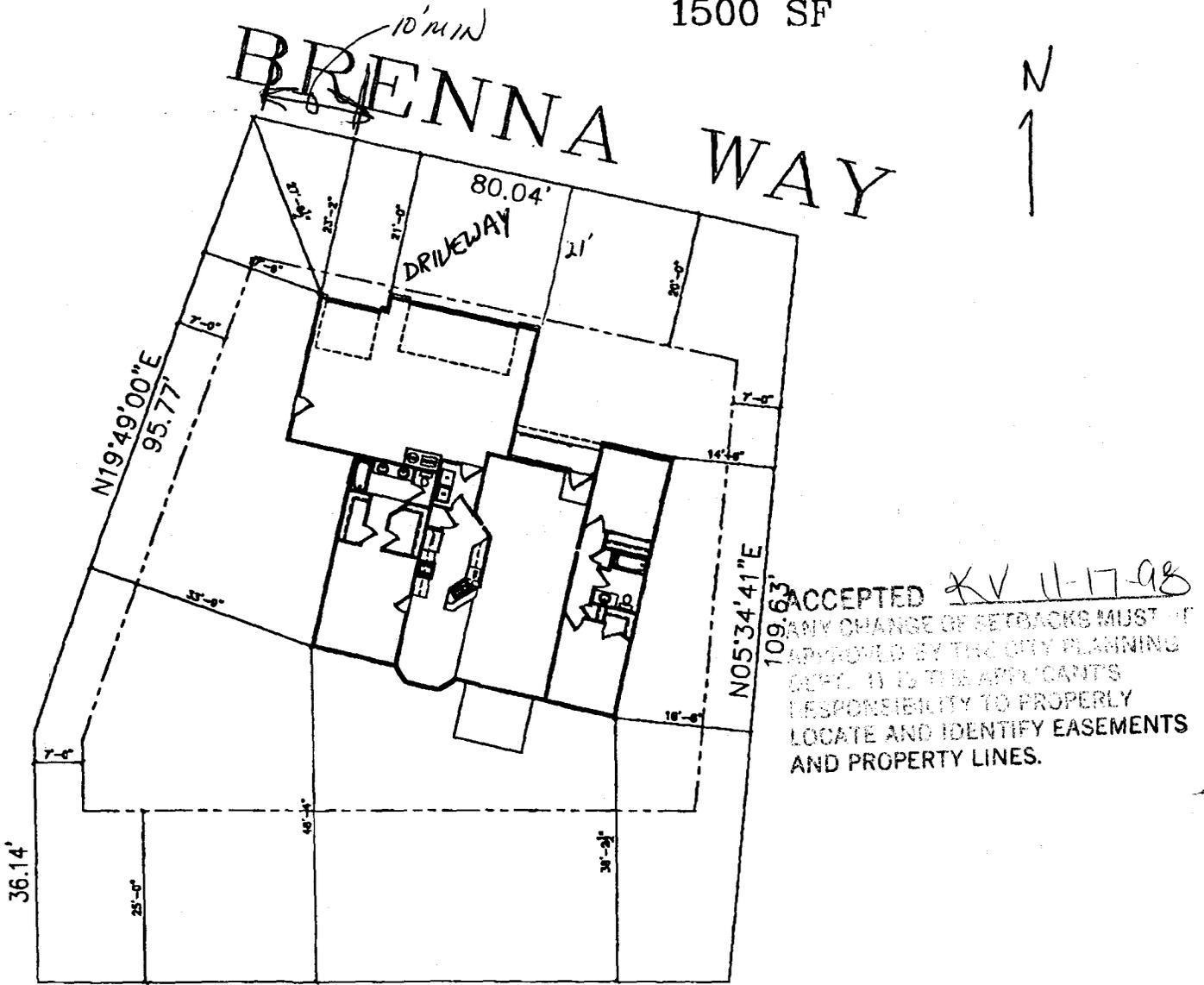
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 2 - BLOCK 4
1500 SF

NOV-12-98 04:38 AM



*Drive OK
Rick Davis
11-13-98*