

FEE \$ 10.-
 TCP \$
 SIF \$ 292.- x 2 = 584.-



BLDG PERMIT NO. 67895

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 053 Ignacio St TAX SCHEDULE NO. 2910-032.00 130
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1171 SF
 FILING 1 BLK 43 LOT 1 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.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 248-4612
 USE OF EXISTING BLDGS SFR - TOWN HOME
 (2) APPLICANT LEE HOMES INC. 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 PK-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 0' from PL Rear 25' from PL Special Conditions Cannot build into 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 11-13-98

Department Approval [Signature] Date 11-20-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. # 97596

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)

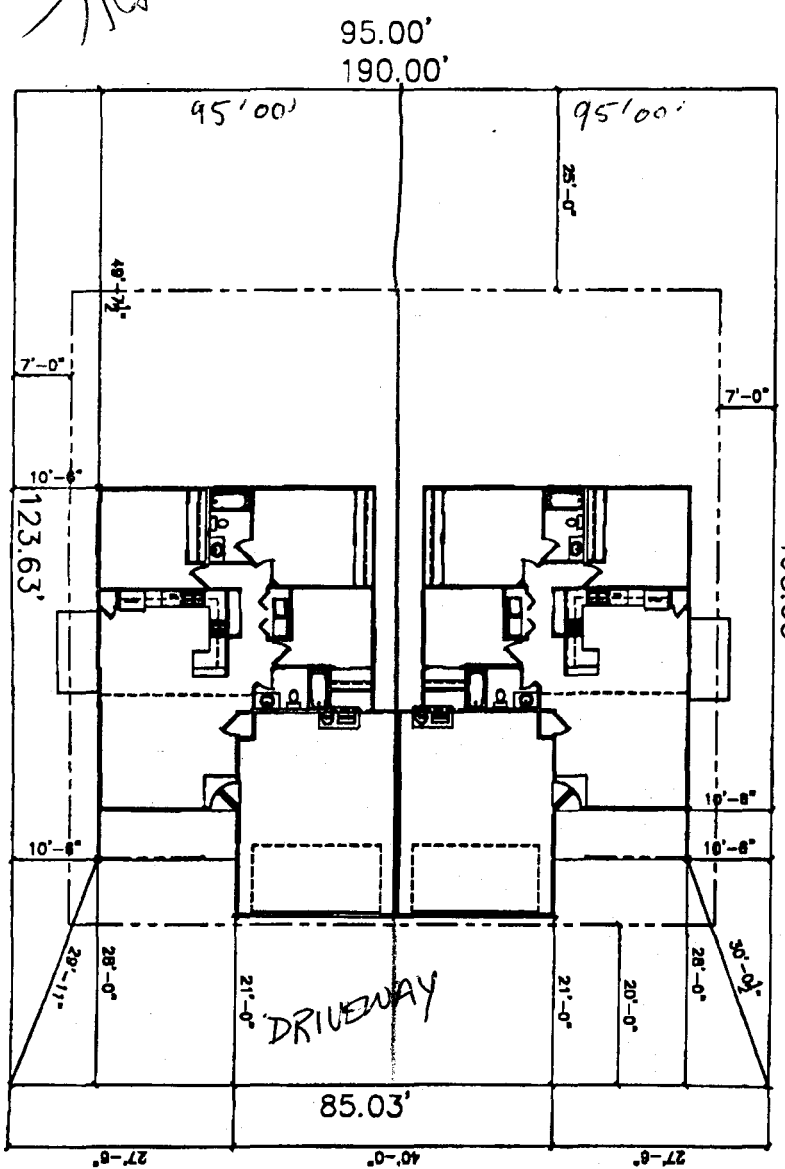
WESTWOOD RANCH SUBDIVISION

FILING NO. ONE

LOT 1 - BLOCK 4
1171 SF



*11-17-98
Diane Bly
Paul Downs*



IGNACIO

ACCEPTED *SIC 11-20-98*
 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.