

FEE-\$	10.00
TCP \$	—
SIF \$	200



BLDG PERMIT NO. 68120/68130

292 + 2 = 594 — **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>654 Ignacio A/B</u>	TAX SCHEDULE NO. <u>2945-092-00-130</u>
SUBDIVISION <u>WESTWOOD RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1410</u>
FILING <u>1</u> BLK <u>4</u> LOT <u>4</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>(970) 241-8873</u>	USE OF EXISTING BLDGS <u>Town homes</u>
(2) APPLICANT <u>Lee Homes Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New Construction</u>
(2) ADDRESS <u>2755 North Ave</u>	
(2) TELEPHONE <u>(970) 248-4612</u>	

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>PR-4.3</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'mt <u>2</u>
Side <u>0'</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 <u>[Signature]</u>	Date <u>12-17-98</u>
Department Approval <u>[Signature]</u>	Date <u>12-18-98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11833 + 11832</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/18/98</u>

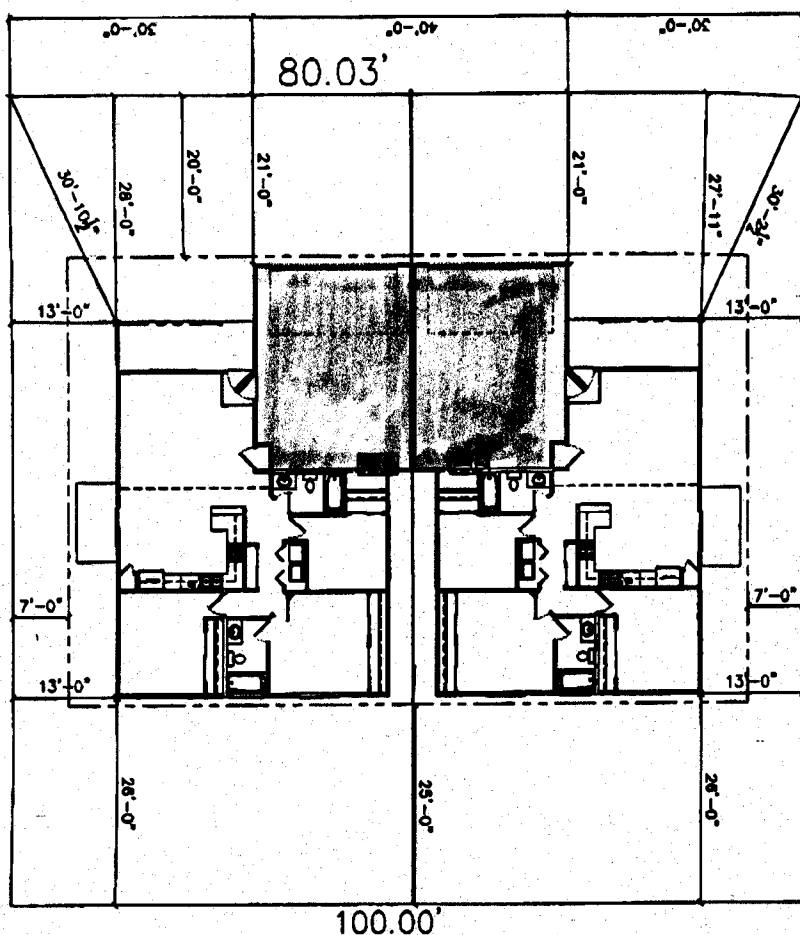
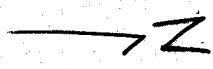
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF WESTWOOD

ACCEPTED *KV 12-18-98*
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.

654 IGNACIO



LOT 4 - BLOCK 4
1171 SF

WESTWOOD RANCH SUBDIVISION
FILING NO. ONE

*Review OK
Rick Davis
12-17-98*