

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 69881

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

GA

Call when ready 261-1173 - Rick

BLDG ADDRESS 2533 BRENNA WAY TAX SCHEDULE NO. 2945-032-64-002

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1414

FILING BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER LEE HOMES 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 _____

(2) APPLICANT 7755 Lee Homes DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2755 N. AVE NEW RESIDENCE

(2) TELEPHONE 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 PR4.3 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL Rear 25 from PL Special Conditions _____

Maximum Height _____ CENSUS 10 TRAFFIC 19 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 27 APR 99

Department Approval [Signature] Date 4-29-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12153 TR 89577

Utility Accounting [Signature] Date 4-29-99

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)

