

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



BLDG PERMIT NO.	68672
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

*UP*

BLDG ADDRESS	<u>2535 Buena Way</u>	TAX SCHEDULE NO.	<u>2945-032-64-003</u>
SUBDIVISION	<u>WESTWOOD RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1288</u>
FILING	<u>1</u> BLK <u>2</u> LOT <u>3</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>NEW SFR</u>
(2) APPLICANT	<u>SAME</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>PR-4.3</u>	Maximum coverage of lot by structures	<u>-</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req't	<u>2</u>
or	<u>-</u> from center of ROW, whichever is greater	Special Conditions	<u>Cannot build in easements</u>
Side	<u>7'</u> from PL		
Rear	<u>25'</u> from PL		
Maximum Height	<u>32'</u>	CENSUS	<u>10</u> TRAFFIC
		ANX#	<u>19</u>

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 2-9-99

Department Approval [Signature] Date 2-11-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11928

Utility Accounting K Duncan Date 2/11/99

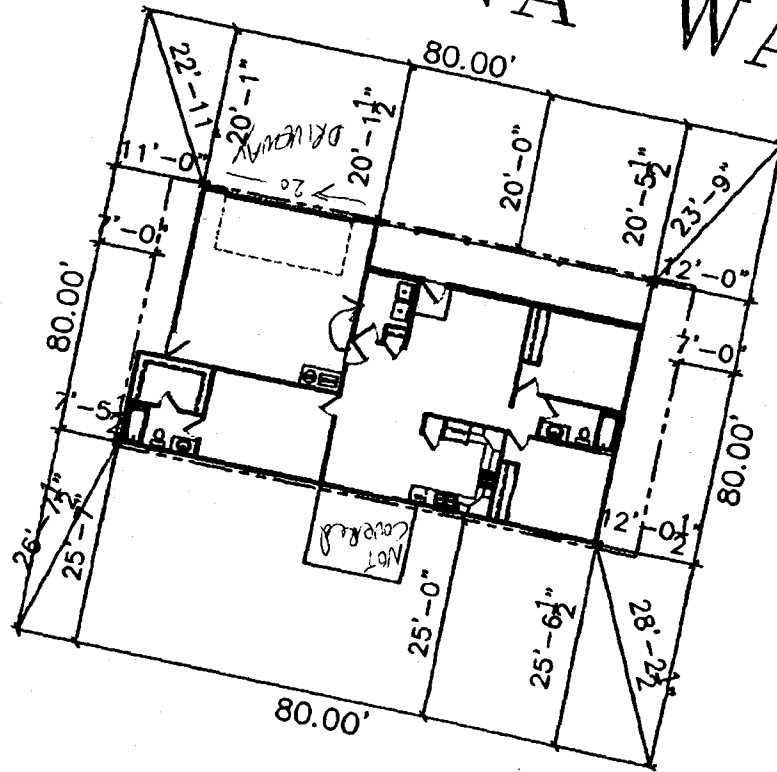
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

# WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 3 - BLOCK 2  
1288 SF  
2535 BRENNA

## BRENNA WAY



*Drive OK  
Rich Adams  
2-10-99*