

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 69122

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

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BLDG ADDRESS 656 IGNACIO TAX SCHEDULE NO. 2945-032-66-001
SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1288
FILING BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(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 SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____
(2) TELEPHONE _____ NEW RESIDENCE

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 Special Conditions _____
Side 7' from PL Rear 25' from PL
Maximum Height 32' CENSUS 9 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 11 MAR 99

Department Approval [Signature] Date 3/12/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12069

Utility Accounting [Signature] Date 3/12/99

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 Accountin

NOTE:

IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

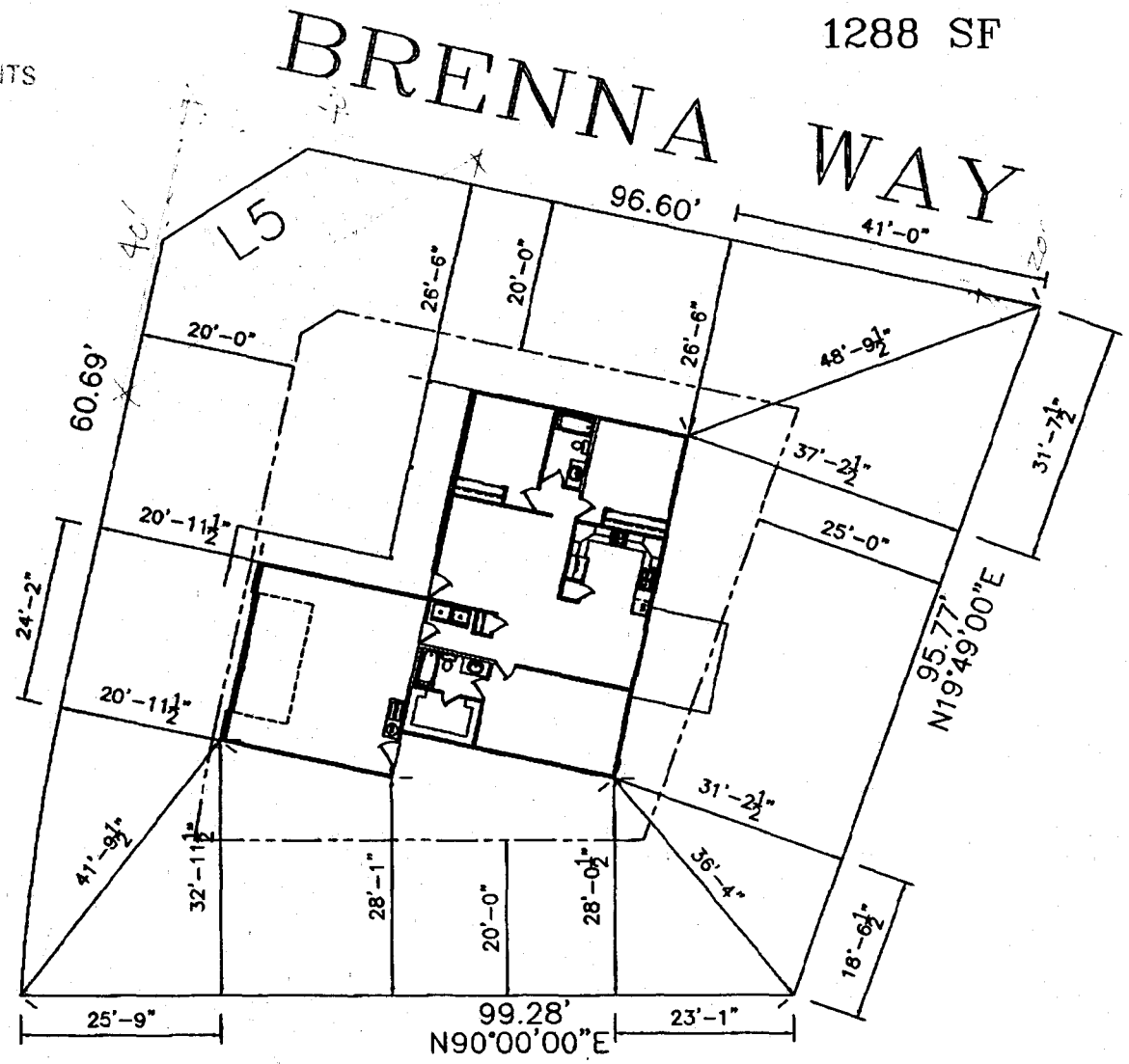
WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 1 - BLOCK 4
1288 SF

ACCEPTED *Ronnie* 3/12/99
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

IGNACIO

Ronnie
Paul Davis
3-11-99



Mar 09 99 11:30a

Jennifer

9702567901

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NOTE
ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION