

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	292 ⁰⁰ 27684⁰⁰



BLDG PERMIT NO.	72062
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EX

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

BLDG ADDRESS	654 LAREDO CT B	TAX SCHEDULE NO.	2945-032-00-130
SUBDIVISION	Westwood Ranch II	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	1161
FILING BLK	3 LOT 1B	SQ. FT. OF EXISTING BLDG(S)	1161
(1) OWNER	Lee Homes	NO. OF DWELLING UNITS	
(1) ADDRESS	2755 N Ave	BEFORE:	2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE	248-4612	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Lee Homes	BEFORE:	2 AFTER: 2 THIS CONSTRUCTION
(2) ADDRESS	2755 N. Ave	USE OF EXISTING BLDGS	
(2) TELEPHONE	248-4612	DESCRIPTION OF WORK AND INTENDED USE:	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	PR 4.3	Maximum coverage of lot by structures	40%
SETBACKS: Front	20' from property line (PL)	Parking Req'mt	2
or	from center of ROW, whichever is greater	Special Conditions	
Side	0'17' ^{or easement width} from PL	CENSUS	19
Rear	25' from PL	TRAFFIC	10
Maximum Height	32'	ANNX#	

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 _____

Department Approval [Signature] Date 9-14-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12578

Utility Accounting [Signature] Date 9/14/99

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)

