FEE\$ 1000	
TCP\$	
SIF \$ 29200 KW/1580	1001



BLDG PERMIT NO. 72062

PLANNING CLEARANCE (Single Family Residential and Accessory Structures)



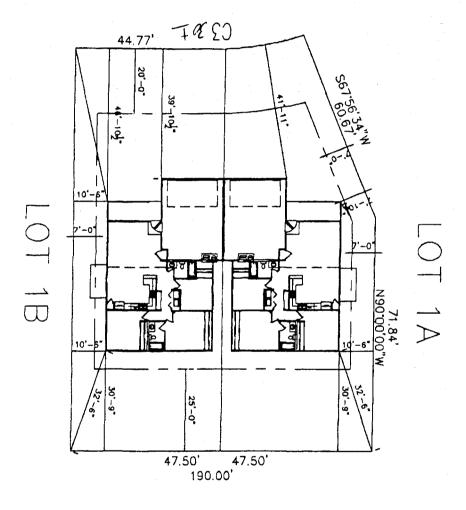
Community Development Department

BLDG ADDRESS 654 LAREDU CFB	TAX SCHEDULE NO. 2945-032-00-130	
SUBDIVISION WEST WORD RANGIT	SQ. FT. OF PROPOSED BLDG(S)/ADDITION // 6/	
FILING BLK 3 LOT 1B	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Lee Herres	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS 2755 N AVE	NO. OF BLDGS ON PARCEL_	
(1) TELEPHONE 248 - 4612	BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT Lee Hones	USE OF EXISTING BLDGS	
(2) ADDRESS 2755 N. Ave	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE 248 - 4617	Men Resilince	
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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 CO	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿	
ZONE PR 4.3	Maximum coverage of lot by structures 40%	
SETBACKS: Front 20' from property line (PL)	Parking Req'mt	
or from center of ROW, whichever is greater Side 0/7 from PL Rear 25 from F	Special Conditions	
Side $0/7$ from PL Rear 32 from F Maximum Height 32	10	
	census $/9$ traffic $/0$ 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 fead 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	Date	
Department Approval Linta Linte	Ub Date 9-14-99	
Additional water and/or sewer tap fee(s) are required: YESNO W/O No. 13578		
Utility Accounting	Date 911499	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pin	nk: Building Department) (Goldenrod: Utility Accounting)	

BLOCK 3 - LOT 1 1161 SF

ACCEPTED SICA-IU-99
ANY CHANGE OF SETBACKS MUST SE
ANY CHANGE OF SETBACKS MUST SE
APPROVED BY THE OTY PLANNING
APPROVED BY THE APPLICANTS
CEPT IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LAREDO COURT



9/13/99 DRIVE O.K.