

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 72560



Your Bridge to a Better Community

BLDG ADDRESS 656 Laredo Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1027#

TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Westwood Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1027#

FILING 2 BLK 1 LOT 1A

(1) OWNER Lee Homes

(1) ADDRESS 2755 N. Ave.

(1) TELEPHONE 248-4612

(2) APPLICANT Lee Homes

(2) ADDRESS 2755 N. Ave.

(2) TELEPHONE 248-4612

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE new residence

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 —

SETBACKS: Front 20' from property line (PL)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions —

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 15 Oct 99

Department Approval [Signature]

Date 10/15/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12640</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/15/99</u>

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)

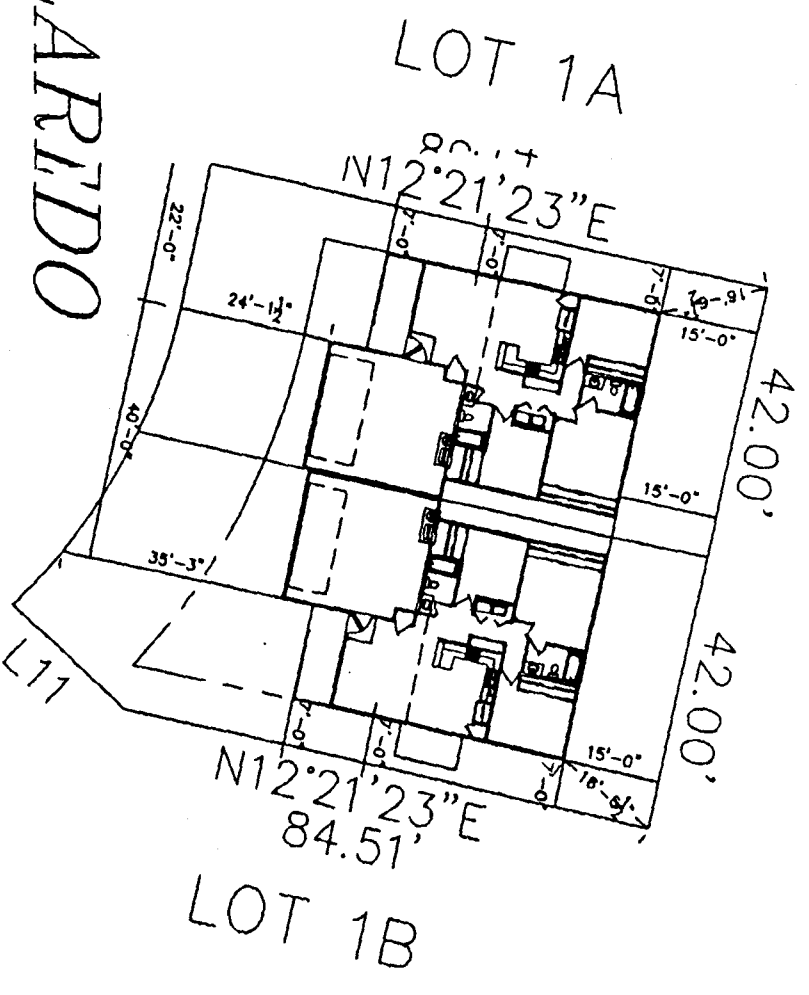
WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

10/18
11/18

BASEMENTS

656 LARIDO
COURT

BLOCK 1 - LOT 1
1027 SF



10/19/99
DRIVE O.K.

[Handwritten Signature]