

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

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

BLDG PERMIT NO. 73331



Your Bridge to a Better Community

BLDG ADDRESS 658 A LAUREL CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1279 #
TAX SCHEDULE NO. 7945-032-00-130 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1279 #
FILING 2 BLK 1 LOT 2A NO. OF DWELLING UNITS:
Before: 2 After: 1 this Construction
(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
Before: 2 After: 1 this Construction
(1) ADDRESS 2755 N. AVE USE OF EXISTING BUILDINGS 0
(1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE New Residence
(2) APPLICANT Lee Homes TYPE OF HOME PROPOSED:
(2) ADDRESS 2755 N. AVE Site Built Manufactured Home (UBC)
(2) TELEPHONE 248-4612 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 PR4.3 Maximum coverage of lot by structures 40%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 7' from PL, Rear 15' from PL Parking Req'mt _____
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 Steve R. Bear Date 21 Dec 99
Department Approval Ronnie Edwards Date 12-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12748</u>
Utility Accounting	<u>Robert Knover</u>		Date <u>12/22/99</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)

