

FEE \$	1099 pd
TCP \$	
SIF \$	292 <sup>00</sup> [Signature]



BLDG PERMIT NO. 72061

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

EX

BLDG ADDRESS 654 LAREDO CTA TAX SCHEDULE NO. 294<sup>S</sup> - 032-00-130

SUBDIVISION Westwood Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1161

FILING BLK 3 LOT 1A SQ. FT. OF EXISTING BLDG(S) 1161

(1) OWNER Lee Homes NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2755 N. AVE NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 248-4612 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Lee Homes DESCRIPTION OF WORK AND INTENDED USE: New Residence

(2) ADDRESS 2755 N. AVE

(2) TELEPHONE 248-4612

**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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 0/7' or easement width from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 19 TRAFFIC 10 ANNEX# \_\_\_\_\_

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 9/3/99

Department Approval [Signature] Date 9-14-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12579

Utility Accounting KDunc 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)

