

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 72116

EX

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

BLDG ADDRESS	655 LOWHORN ST	TAX SCHEDULE NO.	2943-032-00-130
SUBDIVISION	WESTWOOD RANCH	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	1644 $\phi$
FILING BLK	2 LOT 4	SQ. FT. OF EXISTING BLDG(S)	1644 $\phi$
(1) OWNER	Lee Homes	NO. OF DWELLING UNITS BEFORE:	2 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	2755 N. AVE	NO. OF BLDGS ON PARCEL BEFORE:	0 AFTER: 1 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	35%
SETBACKS: Front	20' from property line (PL)	Parking Req'mt	2
or	from center of ROW, whichever is greater	Special Conditions	
Side	7' from PL		
Rear	25' from PL		
Maximum Height	32'	CENSUS	19
		TRAFFIC	10
		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	<i>[Signature]</i>	Date	9-13-99
Department Approval	<i>[Signature]</i>	Date	9-14-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12577

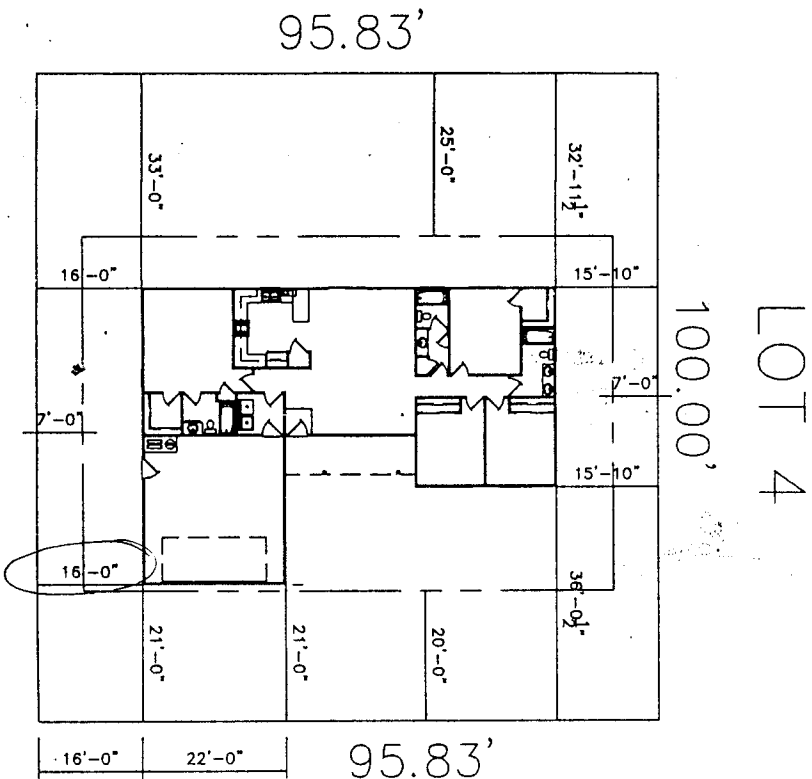
Utility Accounting *[Signature]* Date 9/14/99

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)

ACCEPTED SLC 9-14-99  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

WESTWOOD RANCH SUBDIVISION  
FILING NO. TWO



LONGHORN ST

*Vm/nc*  
DRIVE O.K.  
9/13/99

1644 SF

BLOCK 2 - LOT 4