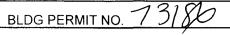
FEE \$ 10.00 TCP \$ \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department





Your Bridge to a Better Community

BLDG ADDRESS 2531 A SHETLAND OR	SQ. FT. OF PROPOSED BLDGS/ADDITION 1161
TAX SCHEDULE NO. 7945-032-00-130	SQ. FT. OF EXISTING BLDGS
SUBDIVISION WESTWOOD RANGET	TOTAL SQ. FT. OF EXISTING & PROPOSED 1161
FILING Z BLK 5 LOT 3 A	NO. OF DWELLING UNITS: Before: After: this Construction
(1) OWNER Lee Hoves	NO. OF BUILDINGS ON PARCEL
(1) ADDRESS 7755 N AVE	Before: After: this Construction
(1) TELEPHONE 248-4612	USE OF EXISTING BUILDINGS
(2) APPLICANT Lee Homes	DESCRIPTION OF WORK & INTENDED USE WEW Residence
(2) ADDRESS 2755 N. ANT	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
(2) TELEPHONE 748-4612	Manufactured Home (HUD) Other (please specify)
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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF 100	
ZONE	Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater	
Side 7' from PL, Rear 25' from P	Parking Req'mt
Maximum Height	Special Conditions
	CENSUS TRAFFIC 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 out not necessarily be limited to non-use of the building(s).	
Applicant Signature	Date 8 Dec 99 Date 12/9/99
Pepartment Approval //Isha (Mago)	Date 12/9/99
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. /273)
Utility Accounting (M) Council (C)	Date 2/9/99
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	
(White: Planning) (Yellow: Customer) (Pir	nk: Building Department) (Goldenrod: Utility Accounting)