

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

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

BLDG PERMIT NO. 75533



Your Bridge to a Better Community

EX

BLDG ADDRESS 652 B LAREDO CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1027 ϕ

TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1027 ϕ

FILING 2 BLK 3 LOT 2B

NO. OF DWELLING UNITS:
Before: 2 After: 1 this Construction

(1) OWNER Lee Jones NO. OF BUILDINGS ON PARCEL
Before: 2 After: 1 this Construction

(1) ADDRESS 2755 N. AVE USE OF EXISTING BUILDINGS 2

(1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Lee Jones TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 2755 N. AVE Manufactured Home (HUD)

(2) TELEPHONE 248-4612 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) Permanent Foundation Required: YES X NO _____

or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 19 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 8 JUN 00

Department Approval [Signature] Date 6-9-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>3155</u>
Utility Accounting <u>[Signature]</u>		Date <u>6/9/00</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)

652 B Laredo

LAREDO COURT

41.36' 39.37'

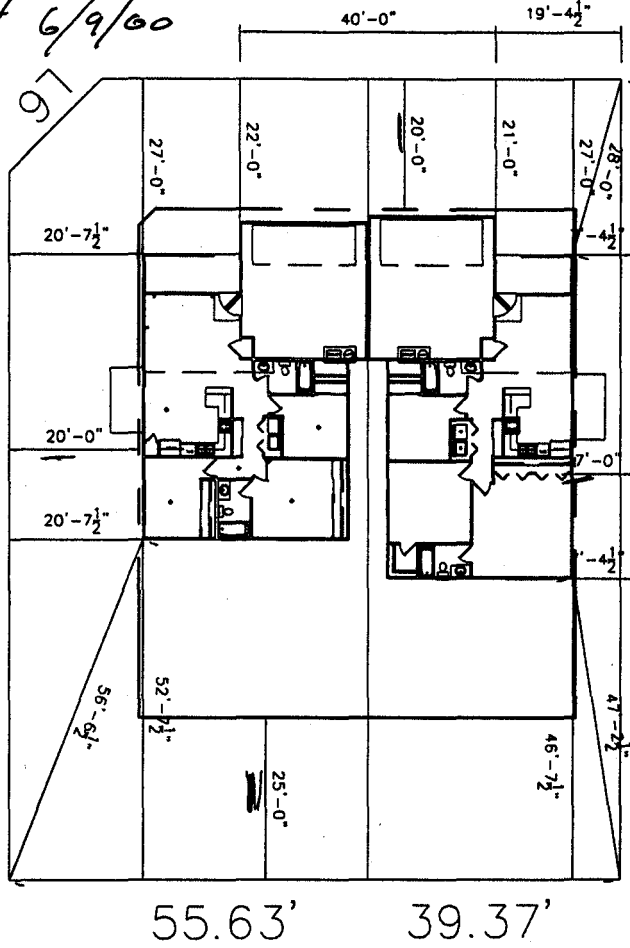
WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

BLOCK 3 - LOT 2

DRIVE OK
4/6/00

1027 SF 109.36'

SHEETLAND DRIVE



1099 SF

55.63' 39.37'

LOT 2B

LOT 2A

ACCEPTED
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.

James Paul King 6-9-00