

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>

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

BLDG PERMIT NO. 74610



Your Bridge to a Better Community

BLDG ADDRESS 659 A LARCOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1027 #  
 TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1027 #  
 FILING 2 BLK 1 LOT 6A NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Lee Hones NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2755 N. AVE USE OF EXISTING BUILDINGS X  
 (1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE New Res. Home  
 (2) APPLICANT Lee Hones 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 \_\_\_\_\_  
 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 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 [Signature] Date 31 MAR 00  
 Department Approval [Signature] Date 4-4-00

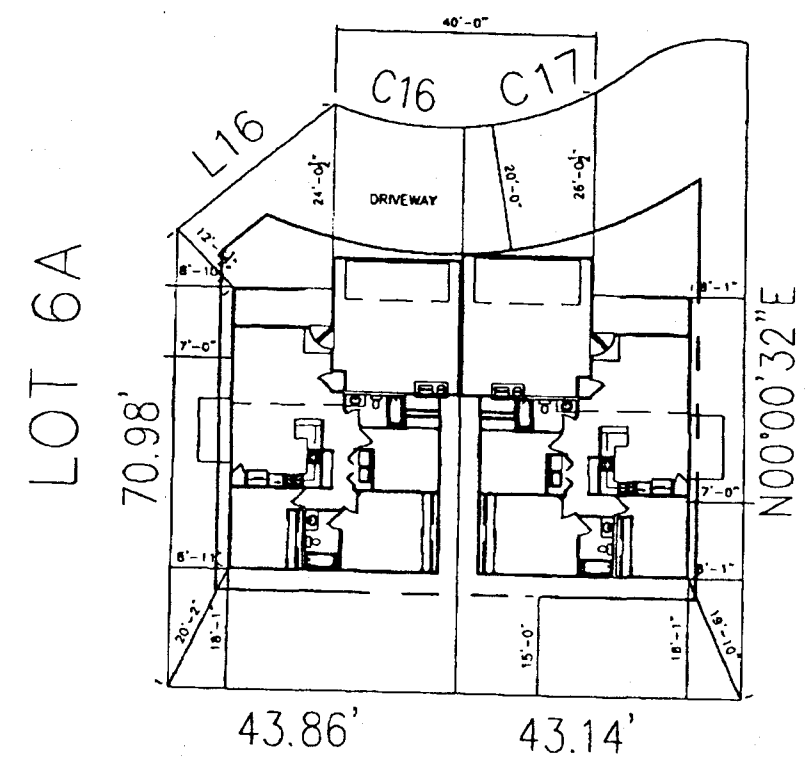
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>12994</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-4-00</u>

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)

# WESTWOOD RANCH SUBDIVISION FILING NO. TWO

699 **LAREDO  
COURT**



DRIVE OK  
*Erod*  
4/3/00

ACCEPTED *Ronnie* 4/4/02  
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.

B1-L6  
1027 SF

*Unit A*

