

FEE \$	—
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 74013



Your Bridge to a Better Community

BLDG ADDRESS 160 LAREDO CT A SQ. FT. OF PROPOSED BLDGS/ADDITION 1027 #
 TAX SCHEDULE NO. 7945-032-00-130 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1027 #
 FILING 2 BLK 1 LOT 3A
 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 USE OF EXISTING BUILDINGS 0
 DESCRIPTION OF WORK & INTENDED USE New Residence
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (1) OWNER Lee Jones
 (1) ADDRESS 2755 N AVE
 (1) TELEPHONE 248-4612
 (2) APPLICANT Lee Jones
 (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) Permanent Foundation Required: YES 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 19 TRAFFIC 10 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: Steve Riley Date 11 FEB, 00
 Department Approval: [Signature] Date 2/18/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No
Utility Accounting <u>Debi Overholt</u>	Date <u>2/18/00</u>	<u>12875</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)

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 74012



Your Bridge to a Better Community

BLDG ADDRESS 100 LARSEN CT B SQ. FT. OF PROPOSED BLDGS/ADDITION 1127 φ

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

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1127 φ

FILING 2 BLK 1 LOT 3B 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 7755 N. AVE USE OF EXISTING BUILDINGS φ

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

(2) APPLICANT Lee Hones TYPE OF HOME PROPOSED:

(2) ADDRESS 7755 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 PR43 Maximum coverage of lot by structures 40%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 19 TRAFFIC 10 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).

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Applicant Signature [Signature] Date 11 Feb 00

Department Approval [Signature] Date 2/18/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO. <u>120875</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/18/00</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

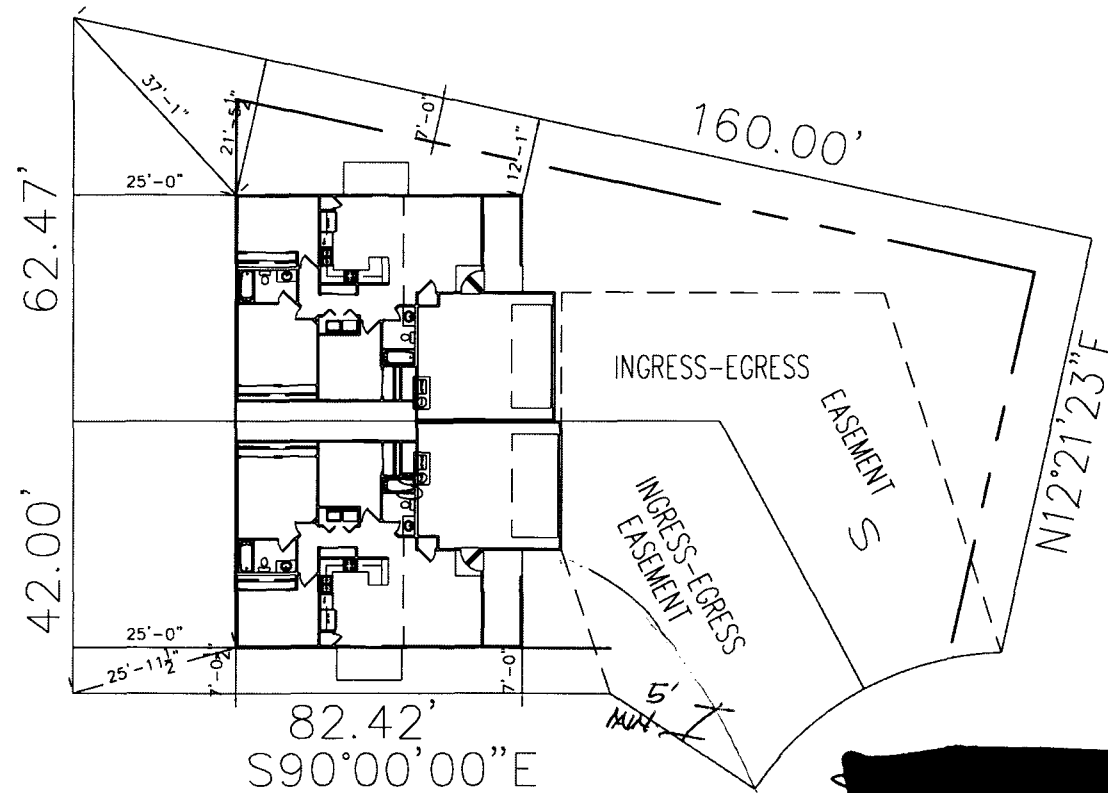
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1027 SF

STANDARD PLAN

660 LAREDO CT

LOT 3A



* CONC. CANNOT BE PLACED
& CLOSER THAN 5' TO THE
PROP. LINE THE T.E.D.S
MANUAL PER

KENT MARSH
244-1451

LOT 3B