

FEE \$	<del>N/A</del>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 74364



Your Bridge to a Better Community

BLDG ADDRESS 661 B LAREDO CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1027 #  
 TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 2  
 SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1027 #  
 FILING 2 BLK 1 LOT 5B NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction  
 (1) OWNER Lee Hones 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 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) PAINT

**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  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 14 MAR 00  
 Department Approval [Signature] Date 3-17-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12946</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/17/00</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)