

FEE \$	←
TCP \$	0
SIF \$	292.00

Duplex

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 75534



EX

Your Bridge to a Better Community

BLDG ADDRESS 652 A LAREDO CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1099 #

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

SUBDIVISION Westwood RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1099 #

FILING 2 BLK 3 LOT 2A NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Lee Homes USE OF EXISTING BUILDINGS 0

(1) ADDRESS 2755 N. Ave DESCRIPTION OF WORK & INTENDED USE New Residence

(1) TELEPHONE 248-4612 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) APPLICANT Lee Homes

(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 _____

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 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>13154</u>
Utility Accounting	<u>KHart</u>	Date	<u>6/9/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

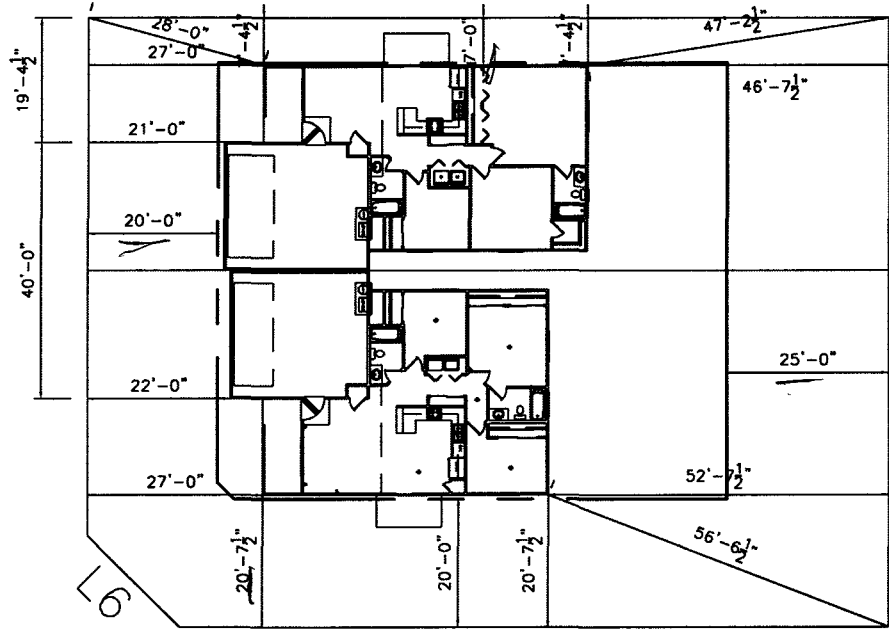
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

1099 SF

LAREDO
COURT

41.36' 39.37'



39.37'
55.63'

LOT 2A

LOT 2B

652 A Laredo

DRIVE OK
EH
6/9/00

1027 SF 109.36'

SHETLAND DRIVE

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.
Laura M. King 6-9-00

BLOCK 3 - LOT 2