

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 73531



Your Bridge to a Better Community

BLDG ADDRESS 658 A - LONGHORN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1123

TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 2

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1123

FILING 2 BLK 1 LOT 13A 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 _____

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

(2) APPLICANT Lee Hones TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(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 PR43 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 _____

Maximum Height _____ 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 Steve Lee Date 11 JAN 00

Department Approval Ronnie Edwards Date 1-12-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	NO	W/O No. <u>12782</u>
Utility Accounting	<u>J Adams</u>	Date	<u>1-12-00</u>

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

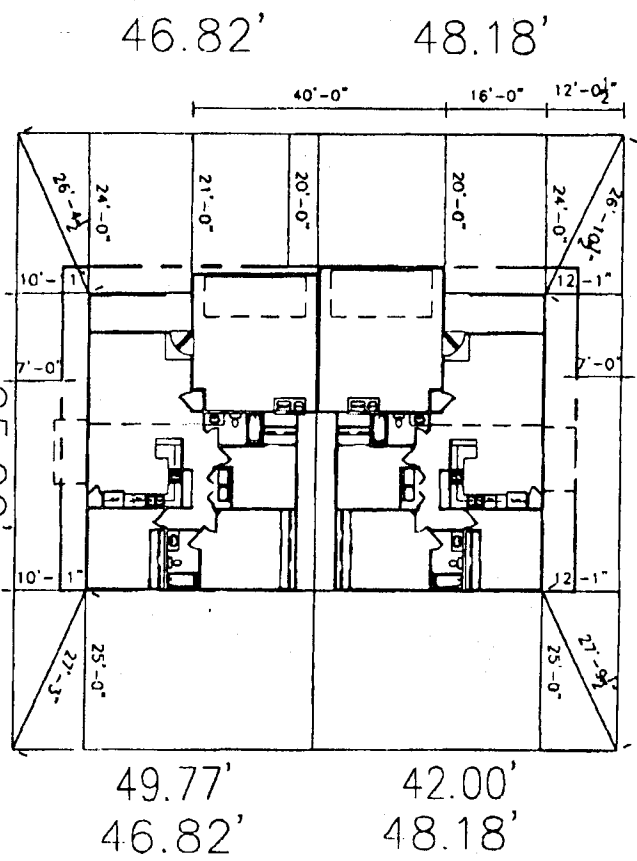
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

BLOCK 1 - LOT 13
1123 SF

LOT 13A
95.00'

10' IRRIGATION EASEMENT



LONGHORN ST.

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES
Bonne 1/12/02

1-12-2000
Bonne O/C
Bonne

656 H Longhorn St

