

FEE \$	1100.00
TCP \$	—
SIF \$	292.-

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

BLDG PERMIT NO. 73435



Your Bridge to a Better Community

BLDG ADDRESS 658 A LONGHORN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1123 #
TAX SCHEDULE NO. 7945-032.00-130 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1123 #
FILING 2 BLK 1 # LOT 14A 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 0
(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) _____

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-43 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 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 Lee Hones Date 3 JAN 00
Department Approval X. Valdez Date 1-4-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12758</u>
Utility Accounting	<u>M. Cole</u>	Date	<u>1-4-00</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)

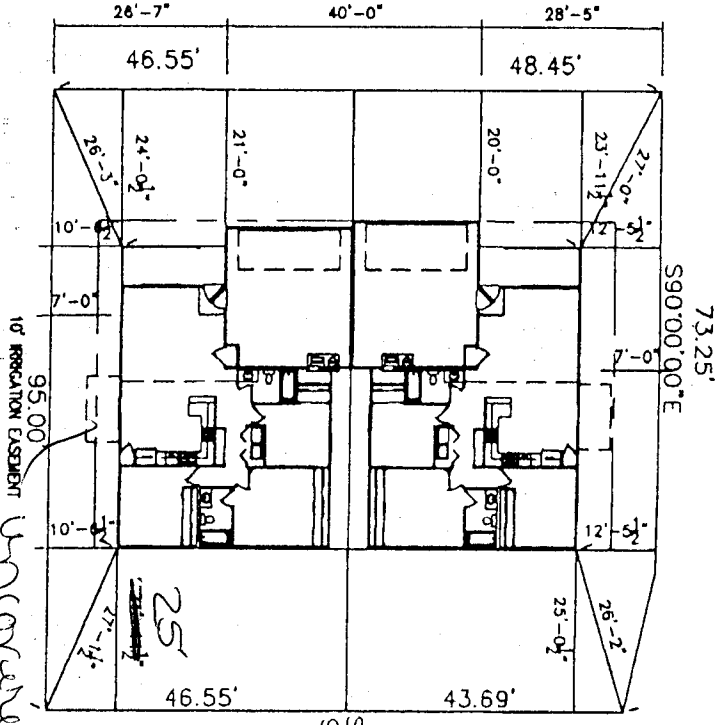
ACCEPTED *K. Valdez 1-4-00*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LONGHORN ST

WESTWOOD RANCH SUBDIVISION
 FILING NO. TWO

1123 SF

BLOCK 1 - LOT 14



10' REPLICATION EASEMENT
 Uncovered
 patio

LOT 14B

LOT 14A

658 A
 LOW-ADREN CX

1/3/99
 DRIVE O.K.
Vm/ma

