

New Home

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 74164



Your Bridge to a Better Community

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>0</u>
SIF \$ <u>292<sup>00</sup></u>

BLDG ADDRESS 659 LOWLITORN ST

SQ. FT. OF PROPOSED BLDGS/ADDITION 1593

TAX SCHEDULE NO. 2745-032-00-130

SQ. FT. OF EXISTING BLDGS X

SUBDIVISION WESTWOOD RANCH

TOTAL SQ. FT. OF EXISTING & PROPOSED 1593

FILING 2 BLK 2 LOT 2

NO. OF DWELLING UNITS:  
Before: 2 After: 1 this Construction

(1) OWNER Lee Homes

NO. OF BUILDINGS ON PARCEL  
Before: 2 After: 1 this Construction

(1) ADDRESS 2755 N. AVE

USE OF EXISTING BUILDINGS X

(1) TELEPHONE 248-4612

DESCRIPTION OF WORK & INTENDED USE new Residence

(2) APPLICANT Lee Homes

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 PR4.3

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL)  
or - from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO -

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 23 FEB 00

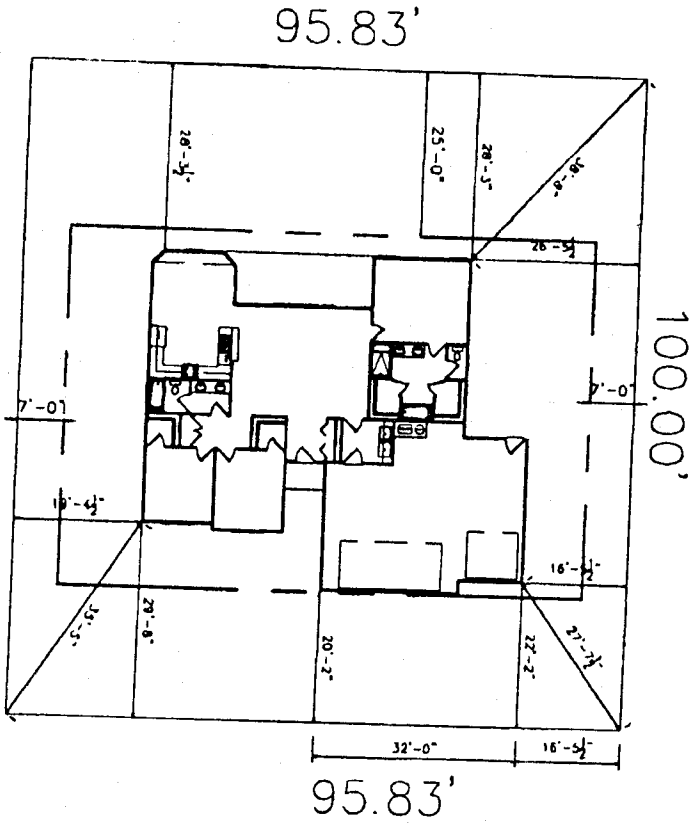
Department Approval [Signature] Date 3-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12900</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/2/00</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)

1593 SF



WESTWOOD RANCH SUBDIVISION  
FILING NO. TWO

LONGHORN ST

DRIVEWAY OK

*Eric [Signature]*

2/24/00

ACCEPTED *3/12/00*  
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.

659  
*Longhorn*

BLOCK 2 - LOT 2