

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 74113



EX

Your Bridge to a Better Community

BLDG ADDRESS 660 Lowman ST
 TAX SCHEDULE NO. 2945-032-00-130
 SUBDIVISION WESTWOOD RANCH
 FILING 2 BLK 02 LOT 15
 (1) OWNER Lee Hones
 (1) ADDRESS 2755 N. AVE
 (1) TELEPHONE 248-4612
 (2) APPLICANT Lee Hones
 (2) ADDRESS 2755 N. AVE
 (2) TELEPHONE 248-4612

SQ. FT. OF PROPOSED BLDGS/ADDITION 1288
 SQ. FT. OF EXISTING BLDGS 2
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1288
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 USE OF EXISTING BUILDINGS 2
 DESCRIPTION OF WORK & INTENDED USE new RESIDENCE
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 PR4.3
 SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7 from PL, Rear 25 from PL
 Maximum Height 35%

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 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 Steve Lee Date 23 Feb 00
 Department Approval Ronnie Edwards Date 2-25-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12884</u>
Utility Accounting	<u>Off</u>	Date	<u>2/25/00</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)



660 longhorn

WESTWOOD RANCH SUBDIVISION FILING NO. TWO

\$109,900

sign for site plan approval

sign for site plan approval

Charles R. TELLER X

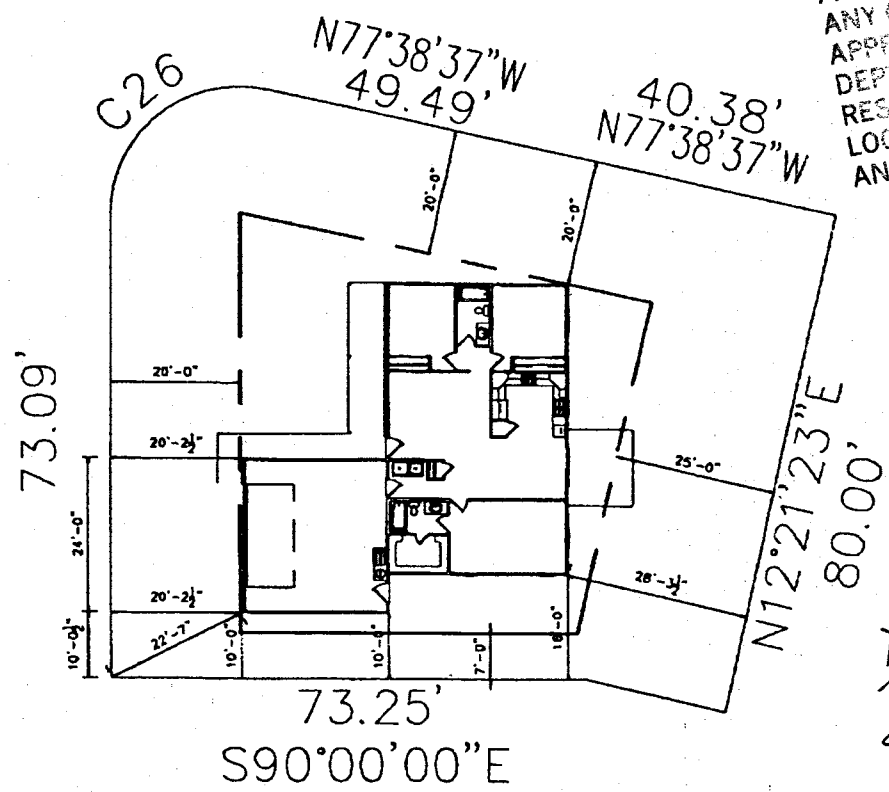
MARIA F. TELLER X

660 LONGHORN ST

BRENNA

LOT 15 2/25/00

ACCEPTED *Ronnie*
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.



DRIVEWAY OK
Eric H
2/24/00

1288 SF
BLOCK 2 - LOT 15