

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73650



Your Bridge to a Better Community

BLDG ADDRESS 634 B 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 12B
 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (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
 USE OF EXISTING BUILDINGS 2
 DESCRIPTION OF WORK & INTENDED USE New Residence
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) PAIR
 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 _____
 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 _____ 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 R Lee Date 18 JAN 00

Department Approval Yiska Magon Date 1-19-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12801</u>
Utility Accounting	<u>u Bensley</u>	Date	<u>1/19/00</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)

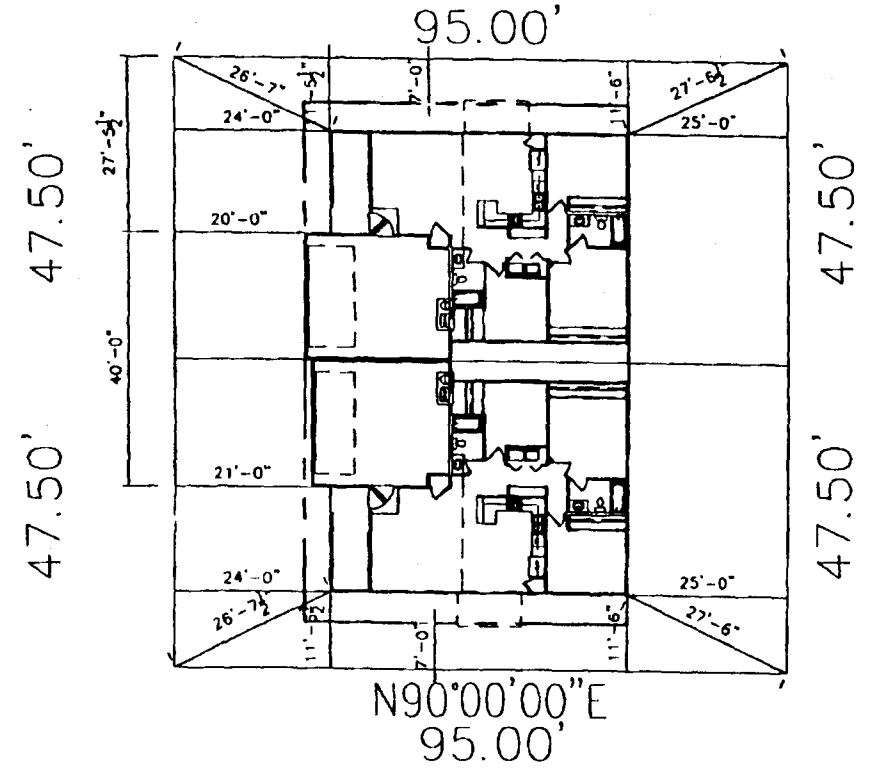
WESTWOOD RANCH SUBDIVISION FILING NO. TWO

BLOCK 1 - LOT 12
1123 SF
LONGHORN ST

654 ~~1123~~

LONGHORN ST.

LOT 12A



LOT 12B

N00°02'16\"E
DRIVE O.K.
1/18/99

4/18/00 1/19/00

ACCEPTED
 ANY CHANGE OF SETBACKS
 ALSO TO THE APPLICANTS
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO REASSESS
 RELOCATE AND VERIFY
 LOCATE AND PROPERTY LINES
 AND PROPERTY LINES.