

FEE \$	10.00 ^{W1 #A}
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 73 530



ex

Your Bridge to a Better Community

BLDG ADDRESS 656 B LOWE HORN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1123 ϕ
 TAX SCHEDULE NO 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION WESTWOOD ROWLIT TOTAL SQ. FT. OF EXISTING & PROPOSED 1123 ϕ
 FILING 2 BLK 1 LOT 13B 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 ~~for~~
 (1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT Lee Homes 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 4.3 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 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 11 JAN 00
 Department Approval Connie Edwards Date 1-12-00

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>12781</u>
Utility Accounting <u>Edwards</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)

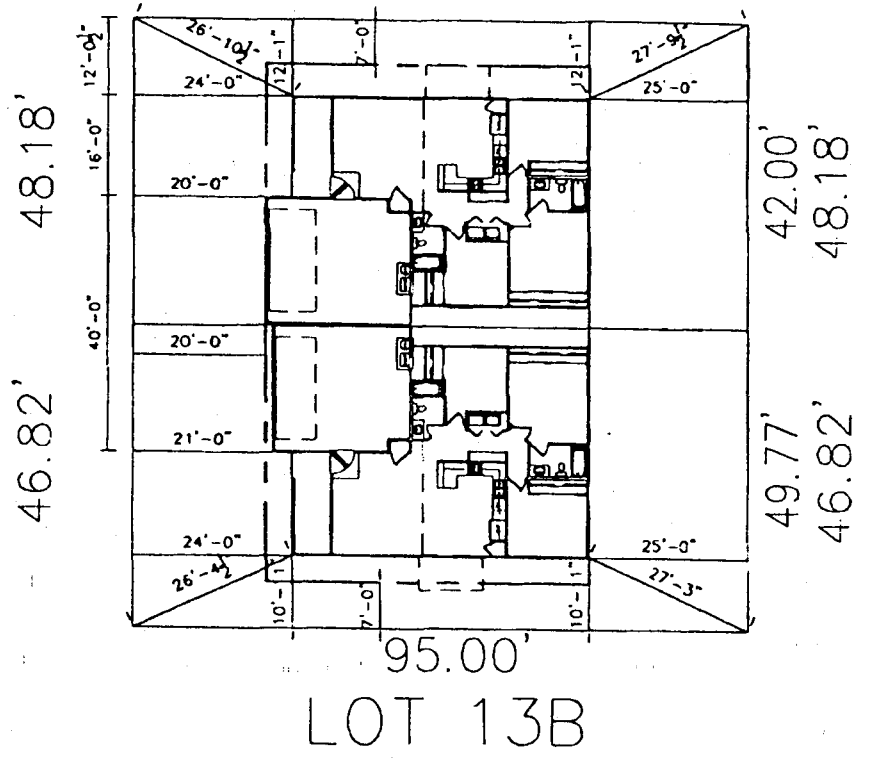


JAN-12-00 12:44 AM

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 APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Rene Taylor

OK

656 B Longhorn St.

Paul Davis
1-11-2000