

FEE \$	10.-
TCP \$	0
SIF \$	202.-

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

BLDG PERMIT NO. 73436



Your Bridge to a Better Community

BLDG ADDRESS 658B LONGHURST SQ. FT. OF PROPOSED BLDGS/ADDITION 1123 #  
 TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1123 #  
 FILING 2 BLK 1 LOT 14AB NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Lee Homes 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 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 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 [Signature] Date 3 JAN 00  
 Department Approval [Signature] Date Jan 4-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>R758</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/4/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

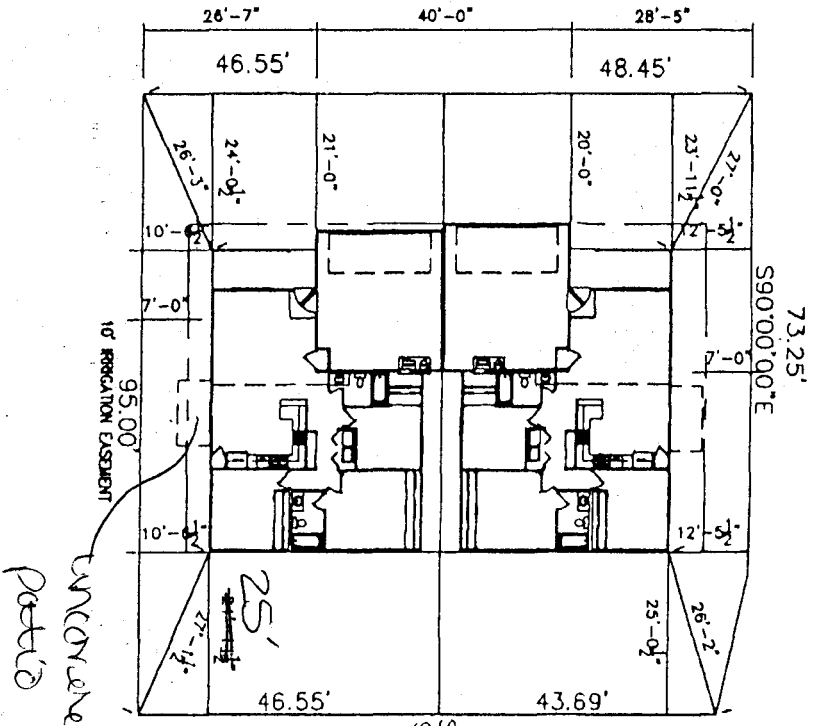
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *X. Valdes* 1-11-00  
 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



UNCOVERED  
 PAVEMENT

LOT 14B

LOT 14A

1/3/99  
 DRIVE O.K.

*[Signature]*

658 1/2  
 Lower-HARD ST

