

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69662

**PLANNING CLEARANCE**

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

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BLDG ADDRESS 2531 BRENNA WAY TAX SCHEDULE NO. 2945-032-64-005  
SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1414  
FILING BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER LEE HOMES NO. OF DWELLING UNITS BEFORE: 2 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2755 N. AVE NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 248-4612 USE OF EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT LEE HOMES DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 2755 N. AVE NEW RESIDENCE  
(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 \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 7' from PL Rear 25' from PL  
Maximum Height 32' 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 3-30-99  
Department Approval [Signature] Date 4-16-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. # 12117 TR89403  
Utility Accounting [Signature] Date 4-16-99

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

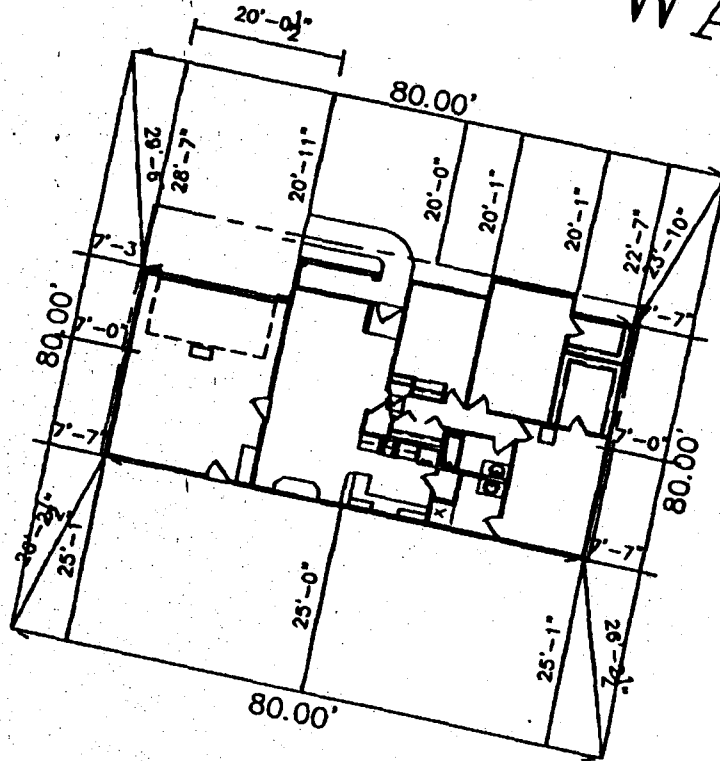
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# WESTWOOD RANCH SUBDIVISION FILING NO. ONE

BLOCK 2 LOT 5

1414 SF 2531 Brenna Way

## BRENNA WAY



*Review OK  
Tech Drawn  
4-15-99*

*4/16/99*  
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.

NOTE  
ALL DIMENSIONS ARE APPROXIMATE  
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION

NO.	REVISIONS

**AutoDRAFT**  
AUTOMATICALLY GENERATED



LEE HOMES INC

