

FEE \$ 10.-  
 TCP \$       
 SIF \$ 292.-



BLDG PERMIT NO. 68670

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

BLDG ADDRESS 2532 Brenna Way TAX SCHEDULE NO. 2945-032-63-002  
 SUBDIVISION Westwood Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1288  
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER LEE HOMES INC. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2755 N. AVE.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 248-4612  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS NEW SFR.  
 (2) ADDRESS JANE DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**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 RH-4.3 Maximum coverage of lot by structures       
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL Rear 25' from PL Special Conditions Cannot build  
in easements  
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 2-9-99

Department Approval [Signature] Date 2-11-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11929

Utility Accounting [Signature] Date 2/11/99

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

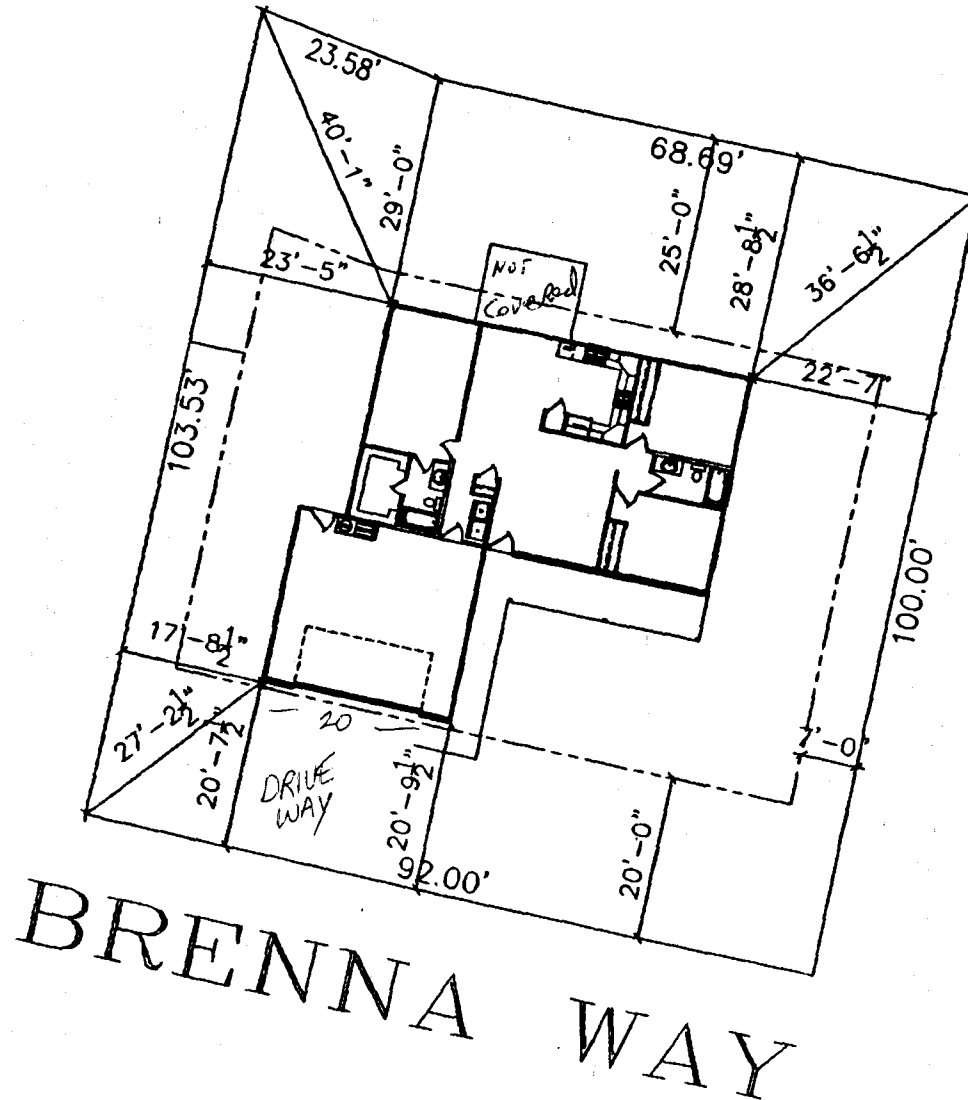
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:  
I. IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY DETAILS  
AND CONDITIONS PRIOR TO CONSTRUCTION.

# WESTWOOD RANCH SUBDIVISION

LOT 2 - BLOCK 1  
1288 SF  
2532 BRENNA WAY

ACCEPTED *KV2-11-99*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE PLANNERS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



*David Dorn*  
*Rec'd 2-10-99*

