

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

= 302



BLDG PERMIT NO. 68502

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 2534 BRENNAN WAY TAX SCHEDULE NO. 2145 00000-110

SUBDIVISION WESTWOOD PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500

FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LEE HINES, LLC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2755 N. PUEBLO NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-245-2343 USE OF EXISTING BLDGS SFR

(2) APPLICANT ISABELA ALVAREZ DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) ADDRESS _____

(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 PR 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 _____

Maximum Height 32' CENSUS 10 TRAFFIC 19 ANNEX# _____

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 _____ Date 1-15-99

Department Approval X Valdez Date 1-15-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11864

Utility Accounting Alvance Date 1/15/99

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)

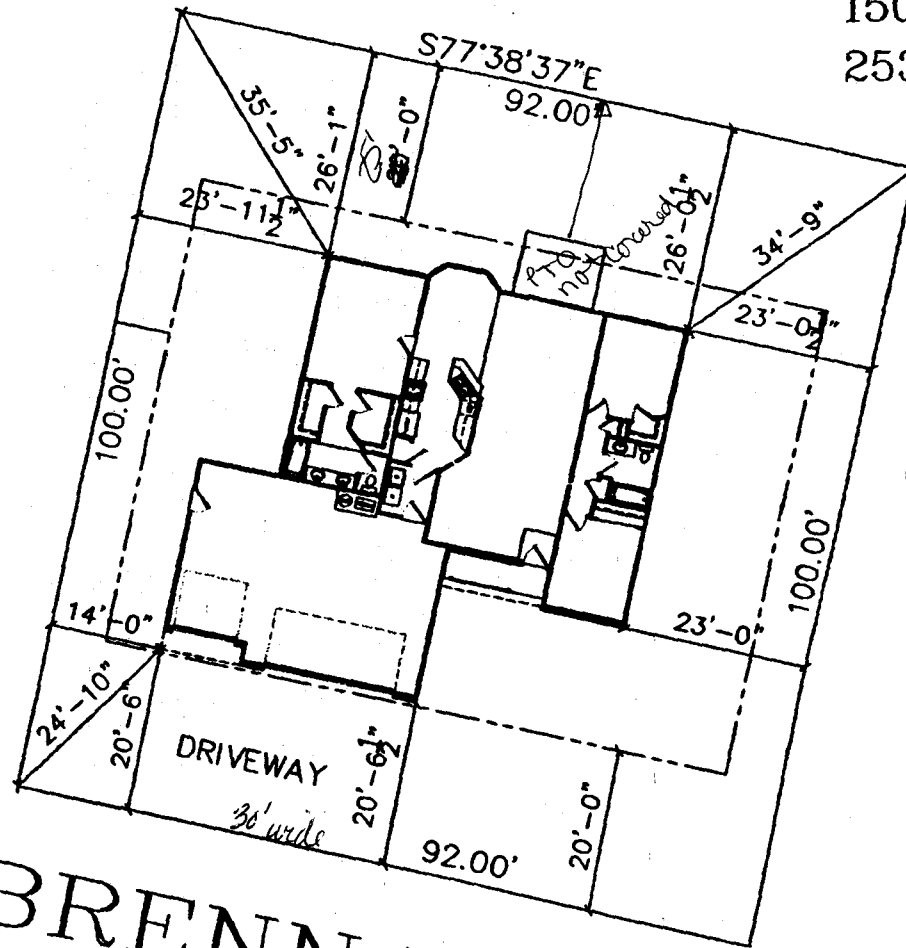
WESTWOOD RANCH SUBDIVISION
FILING NO. ONE

LOT 1 - BLOCK 3

1500 SF

2534 BRENNA WAY

JAN-14-99 11:38 PM



ACCEPTED *KV 1-15-99*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. AND THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

*Kevin Clark
Rick Horns
1-14-99*

BRENNA WAY

P-05

1. IT IS THE RESPONSIBILITY OF THE PLANNER OR ENGINEER TO VERIFY DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.