

FEE \$	10.00
TCP \$	
SIF \$	292.00



48

BLDG PERMIT NO. 69027

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

BLDG ADDRESS <u>2536 BRENNA WAY</u>	TAX SCHEDULE NO. <u>2945-032-65-004</u>
SUBDIVISION <u>WESTWOOD RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1500</u>
FILING <u>1</u> BLK <u>X1</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>LEE HOMES</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2755 N. AVE.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>248-4612</u>	USE OF EXISTING BLDGS REPAIR RESIDENCE
(2) APPLICANT <u>SAME AS ABOVE</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW RESIDENCE</u>
(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 <u>PR-43</u>	Maximum coverage of lot by structures <u> </u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u> </u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 <u>[Signature]</u>	Date <u>2/24/99</u>
Department Approval <u>[Signature]</u>	Date <u>3/8/99</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12001

Utility Accounting [Signature] Date 3/8/99

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)

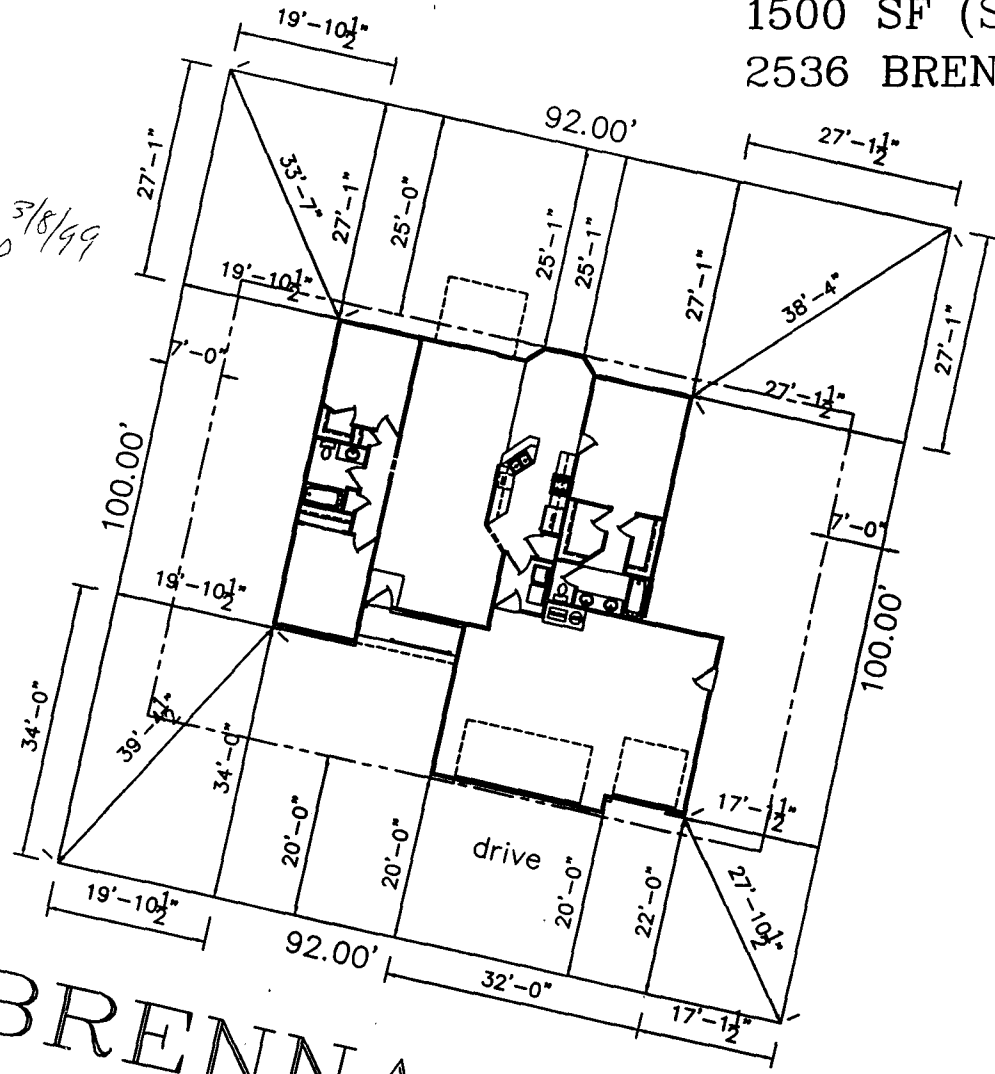
NOTICE
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 4 - BLOCK 1
1500 SF (SPECIAL PLAN)
2536 BRENNA

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.

Ronnie Edwards 3/8/99



BRENNA
WAY

*Drive OK
Pete Davis
3-3-99*