

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO.	68792
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2540 BRENNA WAY TAX SCHEDULE NO. 2945-032-63-006
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500 #
 FILING 1 BLK 6 LOT 6 SQ. FT. OF EXISTING BLDG(S) _____
 (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 SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____ NEW RESIDENCE
 (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 Special Conditions _____
 Side 7' from PL Rear 25' from PL
 Maximum Height 32' CENSUS 19 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 2/18/99
 Department Approval [Signature] Date 2-19-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11944
 Utility Accounting [Signature] Date 2/19/99

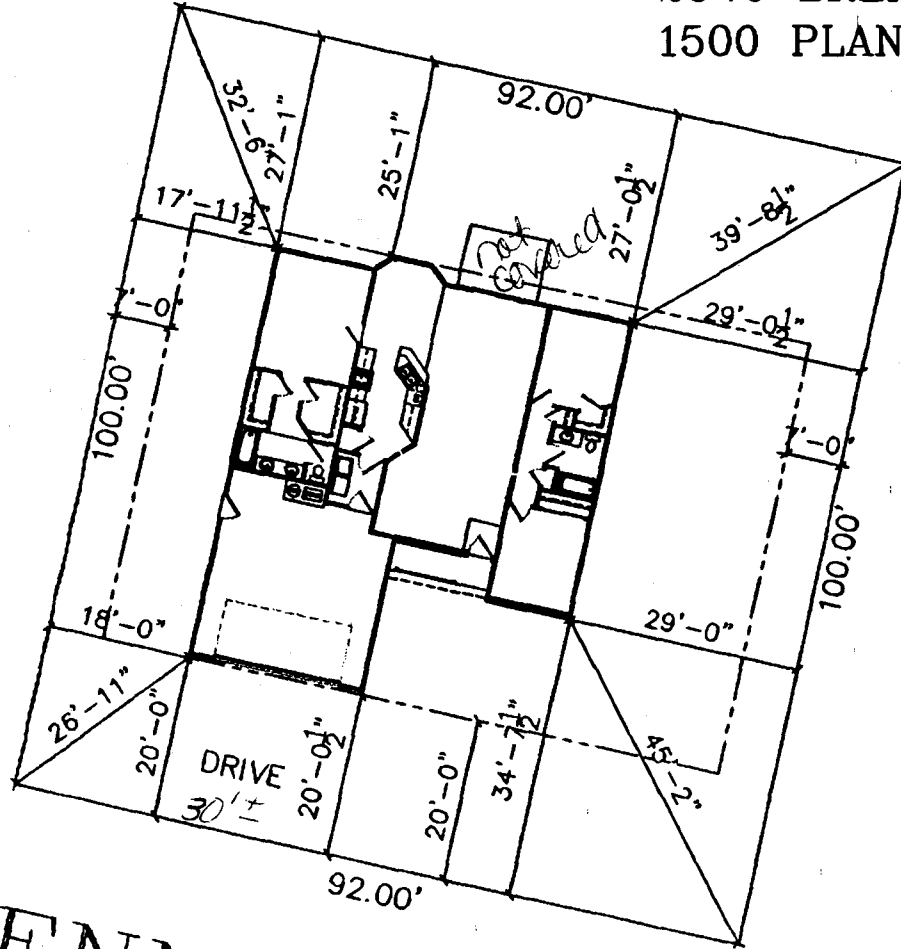
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IT IS THE RESPONSIBILITY OF THE SURVEYOR OR OTHER TO VERIFY DETAILS AND THE ACCURACY OF THE INFORMATION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 6 - BLOCK 1
2540 BRENNA WAY
1500 PLAN



BRENNA WAY

ACCEPTED *KV 2-19-99*
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



David Okami
2-19-99