

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 68197

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2542 BRENNA WAY TAX SCHEDULE NO. 2945-032-~~032-032~~ ⁶³⁻⁰⁰⁷

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1510~~ 1610

FILING 1 BLK 1 LOT 7 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 USE OF EXISTING BLDGS SFR NEW

(2) APPLICANT LEE HOMES INC DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ New Hm

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 PK-43 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 4' 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 11-13-98

Department Approval [Signature] Date ~~11-17-98~~ 12-18-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO 11830

Utility Accounting [Signature] Date 12/18/98

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

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

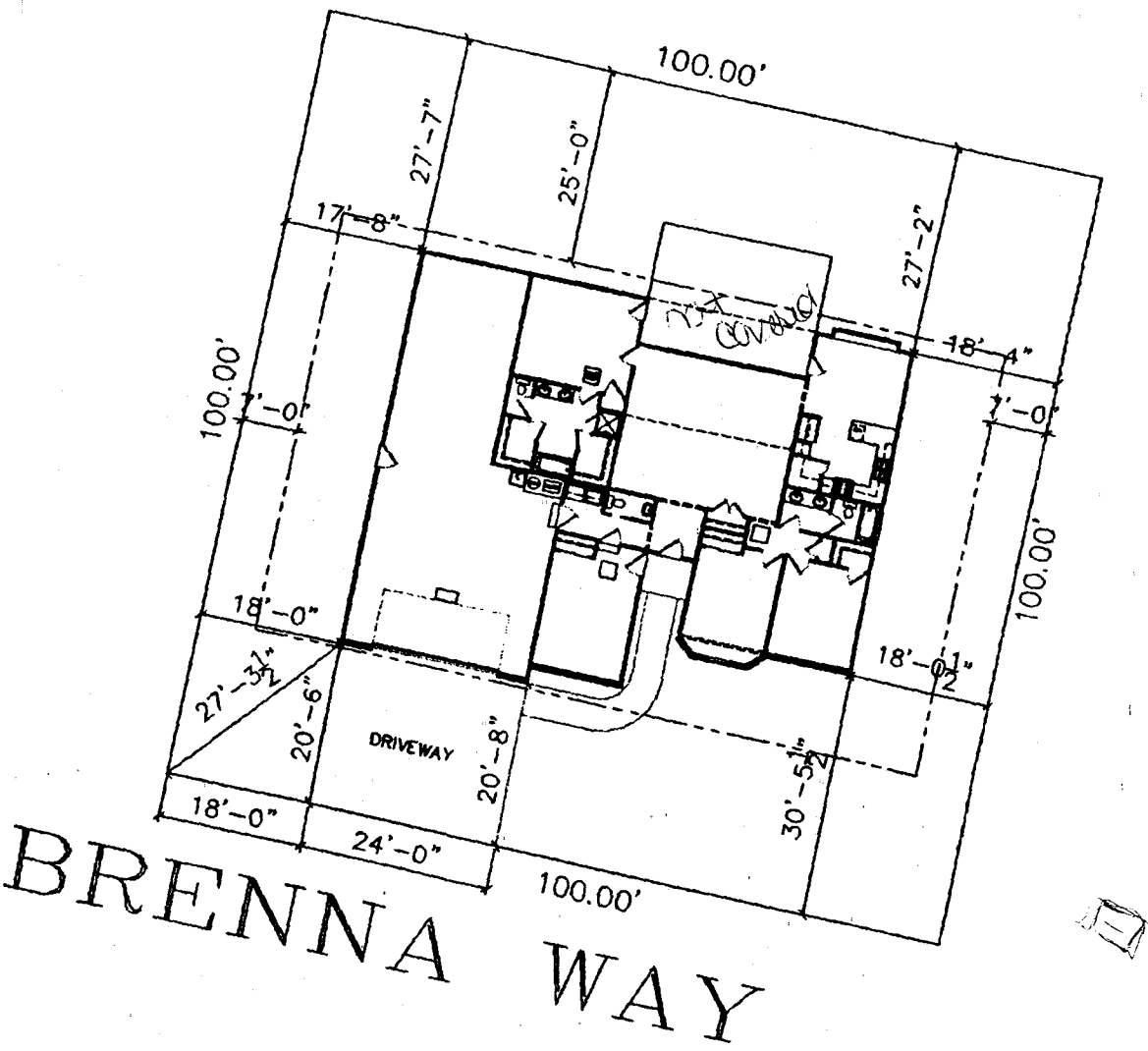
LOT 7 - BLOCK 1
1665 SF

N

2542 Brenna Way

RECORDED XV 12-18-98

THIS PLAN MUST BE
APPROVED BY THE PLANNING
COMMISSION AND THE CITY ENGINEER
BEFORE CONSTRUCTION. PROPERLY
USING ALL NECESSARY EASEMENTS
AND PROPERTY LINES.



*Drive OK
Pick Up
12-15-98*