

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



BLDG PERMIT NO. 68544

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

(Handwritten initials)

BLDG ADDRESS 2544 BRENNA WAY TAX SCHEDULE NO. 2945-032-63-008
 SUBDIVISION WEST WOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1288
 FILING 1 BLK 1 LOT 8 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 970-248-4612
 (2) APPLICANT LEE HOMES INC. USE OF EXISTING BLDGS SFR
 (2) ADDRESS 2755 N. AVE. DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
 (2) TELEPHONE 248-4612

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 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 1/27/98
 Department Approval Ronnie Edwards Date 2/2/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11906

Utility Accounting [Signature] Date 2/2/99

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)

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

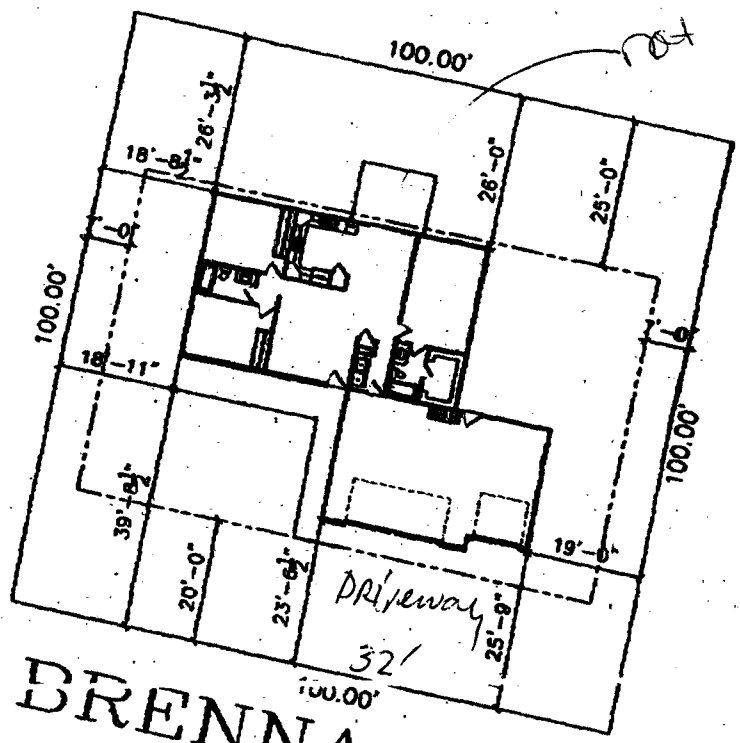
George & Becky Mafulli

*move over to
 left 11" (west)
 can we move
 entire house
 forward to
 the spec line?
 20' line*

*OK per Ed
 Cynthia 5/99
 2544 Brenna Way
 This is the
 way Mafullis
 want the house
 and garage set.
 Per agreement on Jan 5, 1999*

WESTWOOD RANCH SUBDIVISION
 FILING NO. ONE

LOT 8 - BLOCK 1
 1288 SF



BRENNA WAY

*Drawn OK
 Rick Davis
 2-2-99*

Brenda Bounds/Venture & Co - 1/29/99

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FEB 02 '99 02:55PM COLE & CO. REALTY