

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



BLDG PERMIT NO. 68396

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

X 2  
~~594~~  
 594 A+B

BLDG ADDRESS 2542 SHETLAND CT. TAX SCHEDULE NO. 2945-032-00-130  
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2) 1027#  
 FILING 1 BLK 4 LOT 5A + 5B SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER LEE HOMES INC. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS 2755 N AVE  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 248-4612  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS NEW TOWN HOMES (2)  
 (2) ADDRESS SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ TOWN HOMES

**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 PR43 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 0' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 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 1-12-99

Department Approval [Signature] Date 1-15-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 118103-A 118102-B

Utility Accounting [Signature] Date 1/15/99

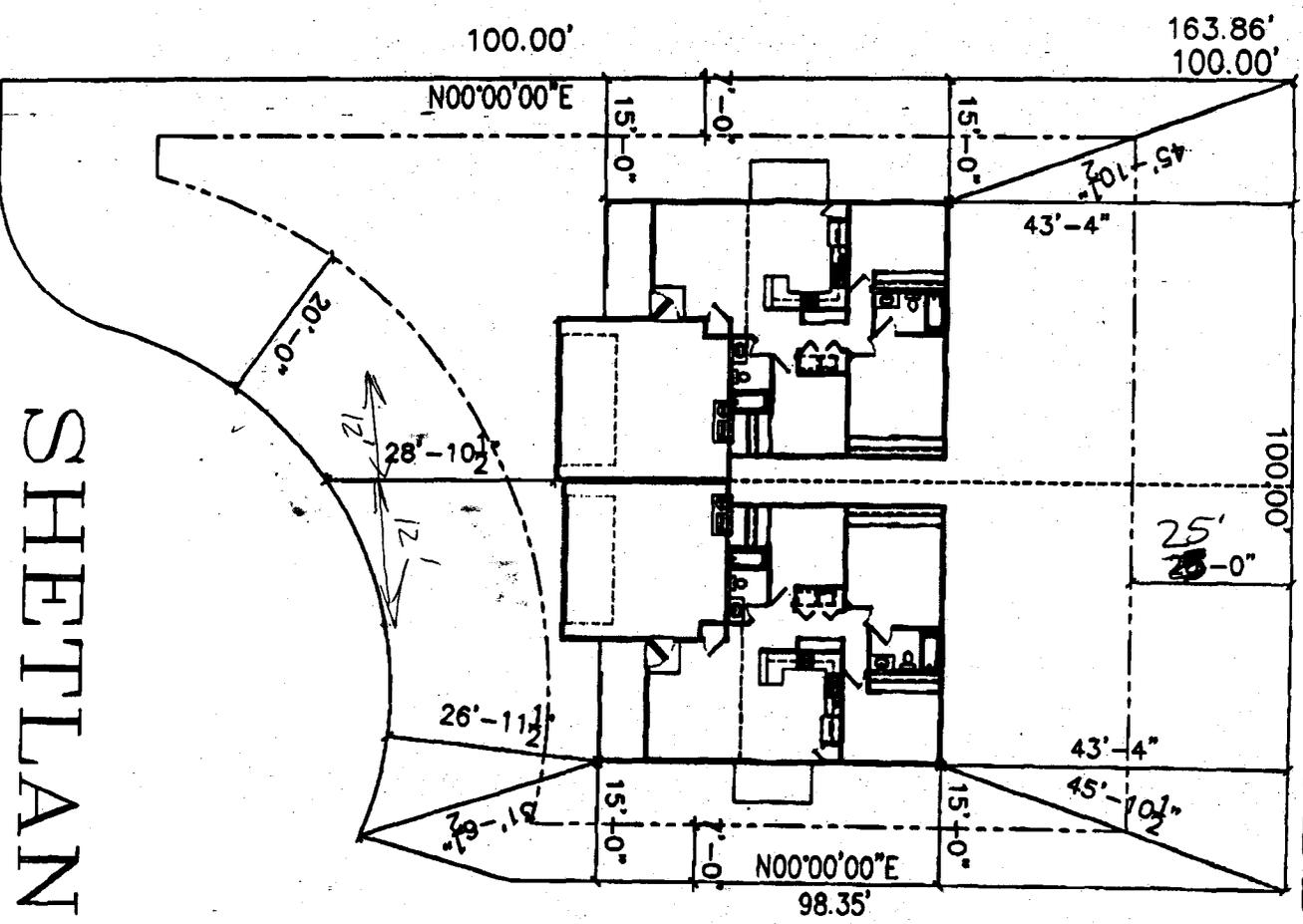
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

# WESTWOOD RANCH SUBDIVISION

LOT 4 - BLOCK 5

2542 SHETLAND



## SHETLAND CT

*Drive OK  
with added dimensions  
Rick Davis  
1-14-99*

ACCEPTED 1-15-99  
 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.