

FEE \$	10.00
TCP \$	0
SIF \$	292.00

EX



BLDG PERMIT NO. 72557

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 7529 SHETLAND DR TAX SCHEDULE NO. 2945-032-00-130
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1161
 FILING 2 BLK 5 LOT 2A SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Lee Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 7755 N. AVE NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 248-4612 USE OF EXISTING BLDGS _____
 (2) APPLICANT Lee Homes DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 7755 N. AVE new residence
 (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
 Side 7' 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 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, if applicable, 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 13 Oct 99
 Department Approval [Signature] Date 10/15/99
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12638
 Utility Accounting [Signature] Date 10/15/99

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
FILING NO. TWO

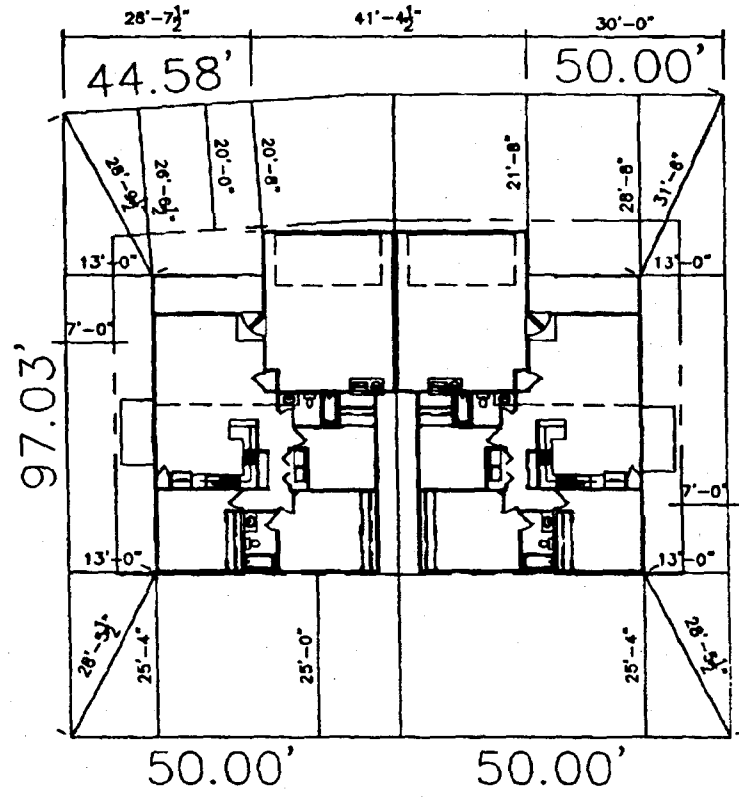
BLOCK 5 - LOT 2

2529

SHETLAND DRIVE

LOT 2A

LOT 2B



1161 SF

10/14/99
DAVE O.K.
[Signature]