Planning \$ /0.00	Drainage \$	Ø	BLDG PERMIT NO. 7266	H
TCP\$ -	School Impact \$	292.00	FILE#	1

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) **Grand Junction Community Development Department** 

BUILDING ADDRESS 2535 SHETLAND CT  SUBDIVISION WESTWEED RANCH  FILING Z BLK L LOT IA  SQ. FT. OF PROPOSED BLDG(S)/ADDITION II L  SQ. FT. OF PROPOSED BLDG(S)/ADDITON II L  SQ. FT. OF PROPOSED BLDG(S)/ADDITON IN L  SQ. FT. OF SUSTING BLOG(S)  NO. OF DUBLICHED IN LAND IN L  SQ. FT. OF	THIS SECTION TO BE COMPLETED BY APPLICANT ***				
SUBDIVISION WESTWOOD RANGED  FILING Z BLK LI LOT IA SQ. FT OF PROPOSED BLDG(S)/ADDITION 116/1  FILING Z BLK LI LOT IA SQ. FT OF PROPOSED BLDG(S)/ADDITION 116/1  OWNER LL HOWS SQ. FT OF EXISTING BLDG(S)  ADDRESS 2755 N. AND CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION NO. OF BURGET AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEF		TAX SCHEDULE NO. 7945 -032 - 50			
NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION  NO. OF BLOGS ON PARCEL: BEFORE AFTER CONSTRUCTION  NO. OF BLOGS ON PARCEL: BEFORE AFTER CONSTRUCTION  NO. OF BLOGS ON PARCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLOGS  APPLICANT LOW HIS SECTION OF WORK & INTENDED USE:  ADDRESS 2755 N. A. C. DESCRIPTION OF WORK & INTENDED USE:  TELEPHONE 743 TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PLASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PLASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF  ZONE PRASS TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF  ZONE PRASS TO THE SECTION TO THE SECTIO	SUBDIVISION WESTOWD RANCH	SQ. FT. OF PROPOSED BLDG(S)/ADDITION			
CONSTRUCTION  NO. OF BLOGS ON PARCEL: BEFORE CAFTER  CONSTRUCTION  NO. OF BLOGS ON PARCEL: BEFORE CAFTER  CONSTRUCTION  USE OF ALL EXISTING BLOGS  APPLICANT  LOW HUMB SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT BEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THE SECTION SECTIO	FILING Z BLK L LOT IA	SQ. FT OF EXISTING BLDG(S)			
TELEPHONE 7 43 46 10  TELEPHONE 7 43 46 10  TELEPHONE 7 43 46 11  THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 41  ZONE PROVIDE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TELEPHONE 24812	CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION USE OF ALL EXISTING BLDGS			
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SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater SIDE: 7' from PL REAR: 25' from PL SPECIAL CONDITIONS:  MAXIMUM HEIGHT 32'  MAXIMUM COVERAGE OF LOT BY STRUCTURES CENSUS TRACT 10 TRAFFIC ZONE 19 ANNX  Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.  Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.  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's Signature  Date 77 0.7 99  Date 10-27-99  Juditional water and/or sewer tap fee(s) are required: YES NO. W/O No. 12 10-20-20-20-20-20-20-20-20-20-20-20-20-20	✓ Submittal requirements are outlined in the SSID (Submittal S	tandards for Improvements and Development) document.			
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from center of ROW, whichever is greater  SIDE:	-20NE				
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Department Approval    Late   10-27-99     July   J	laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include				
dditional water and/or sewer tap fee(s) are required: YES NO W/O No. 17(c7b	Applicant's Signature	Date 27 007 99			
100	Department Approval Later Bil	Date 10-29-99			
Utility Accounting Date 10120196	dditional water and/or sewer tap fee(s) are required:	NO WO NO. 12(076			
	Utility Accounting Dunce	Date 10126/96			

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department) (Goldenrod: Utility Accounting)