

FEE \$	10.00
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69026

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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1538 SHUTLAND ST. A. TAX SCHEDULE NO. 2445-032-65-003

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10274

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LEE HOMES 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 USE OF EXISTING BLDGS —

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

(2) ADDRESS _____

(2) TELEPHONE _____

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 PR4.3 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 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 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 3/3/99

Department Approval Ronnie Edwards Date 3/8/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12000

Utility Accounting [Signature] Date 3/8/99

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)

FEE \$	500 ←
TCP \$	0
SIF \$	292

included w/unit A attached housing



BLDG PERMIT NO. 69025

[Handwritten signature]

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2538 SHETLAND DR B TAX SCHEDULE NO. 7945-032-65-004

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1027 #

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LEE HOME 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 USE OF EXISTING BLDGS -

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

(2) ADDRESS _____

(2) TELEPHONE _____

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 PR4.3 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
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 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 2/3/99

Department Approval [Signature] Date 3/8/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11999

Utility Accounting [Signature] Date 3/8/99

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)

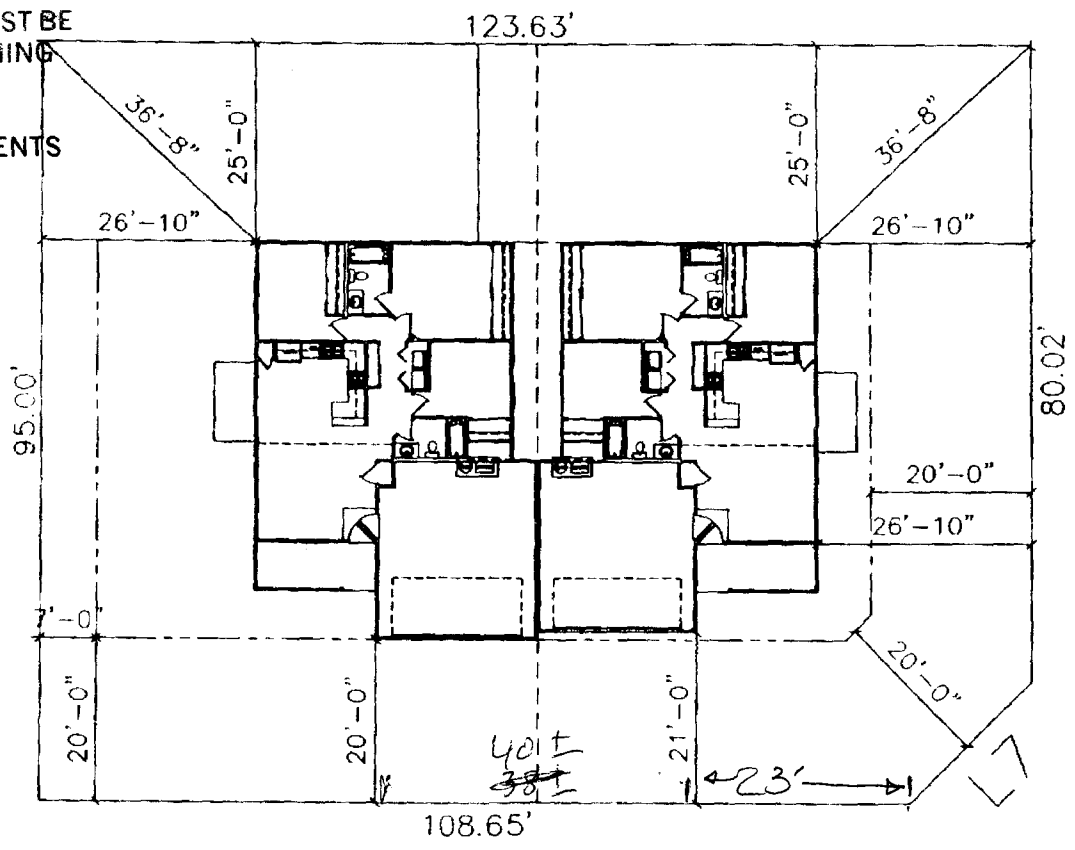
NOTICE
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 2 - BLOCK 3
1027 SF DUPLEX
2538 SHETLAND

ACCEPTED *Ronnie Edwards 3/8/99*

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.



IGNACIO

SHETLAND COURT

*Done OK
Rick Davis
3-3-99*