

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO.	69200
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>2539 SHETLAND CT A.</u>	TAX SCHEDULE NO.	<u>2945-032-66-018</u>
SUBDIVISION	<u>WESTWOOD RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1161</u>
FILING BLK	<u>4</u>	LOT	<u>11</u>
(1) OWNER	<u>LEE HOMES</u>	NO. OF DWELLING UNITS BEFORE:	<u>2</u>
(1) ADDRESS	<u>2755 N. AVE</u>	AFTER:	<u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>248-4612</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>2</u>
(2) APPLICANT	<u>SAME AS ABOVE</u>	AFTER:	<u>2</u> THIS CONSTRUCTION
(2) ADDRESS	_____	USE OF EXISTING BLDGS	_____
(2) TELEPHONE	_____	DESCRIPTION OF WORK AND INTENDED USE:	<u>NEW RESIDENCE</u>

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	<u>PK-4.3</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>2</u>
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>7'</u> from PL	CENSUS	<u>10</u>
Rear	<u>25'</u> from PL	TRAFFIC	<u>19</u>
Maximum Height	<u>32'</u>	ANNX#	_____

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	<u>[Signature]</u>	Date	<u>3-11-99</u>
Department Approval	<u>[Signature]</u>	Date	<u>3-16-99</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12029 TR 88992

Utility Accounting [Signature] Date 3-16-99

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)