

FEE \$	10.-
TCP \$	—
SIF \$	292x2



BLDG PERMIT NO.	68674 - #B
	68671 - #A

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2540 SHETLAND CT. #13 # A TAX SCHEDULE NO. 2945-032-66-006 - #A
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 1 BLK 4 LOT 13A, 13B SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LEE HOMES NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 2755 N. AVE NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 248-4612 USE OF EXISTING BLDGS TOWN HOME
 (2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: NEW
 (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 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 Cannot build in easements
 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 2/10/99
 Department Approval [Signature] Date 2-11-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11926 & 11927

Utility Accounting [Signature] Date 2/11/99

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)

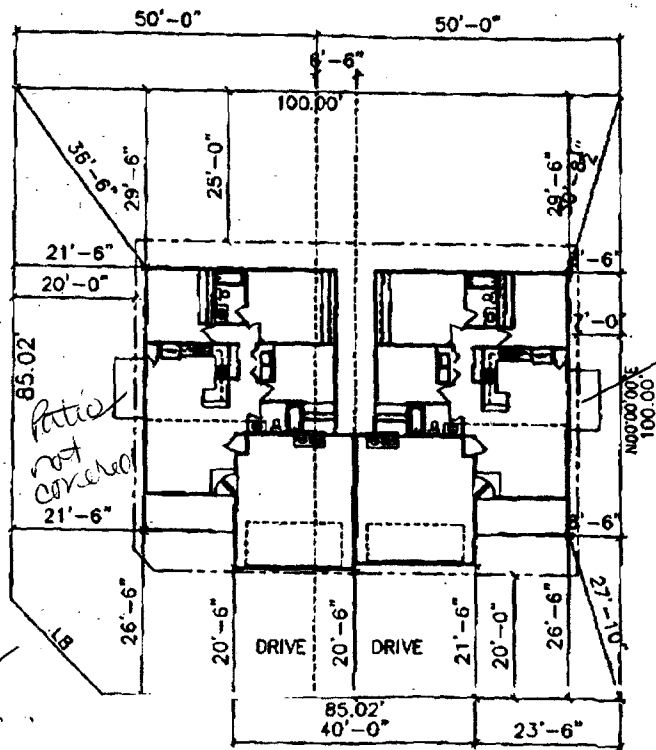
APPROVED KV 2-11-99
THIS PLAN MUST BE
RECORDED IN THE PUBLIC RECORDS
OFFICE OF THE COUNTY OF LOS ANGELES
BEFORE IT CAN BE USED TO
EFFECT ANY EASEMENTS
AND PROPERTY LINES.

WESTWOOD RANCH SUBDIVISION

LOT 13 - BLOCK 4

2540 SHETLAND

IGNACIO



Patio not covered

*Drive OK
Tied Down
2-10-99*

SHETLAND COURT

*Kathy
244-1436*

