

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 68396

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

594 A & B

BLDG ADDRESS 2542 SHETLAND CT. TAX SCHEDULE NO. 2945-032-00-130

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2) 1027#

FILING 1 BLK 4 LOT 5A + 5B SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LEE HOMES INC. 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 NEW TOWN HOMES (2)

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS SAME AS ABOVE

(2) TELEPHONE _____ TOWN HOMES

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 PR43 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 0' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC 19 ANNEX# _____

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 1-12-99

Department Approval [Signature] Date 1-15-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 118103-A 118102-B

Utility Accounting [Signature] Date 1/15/99

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

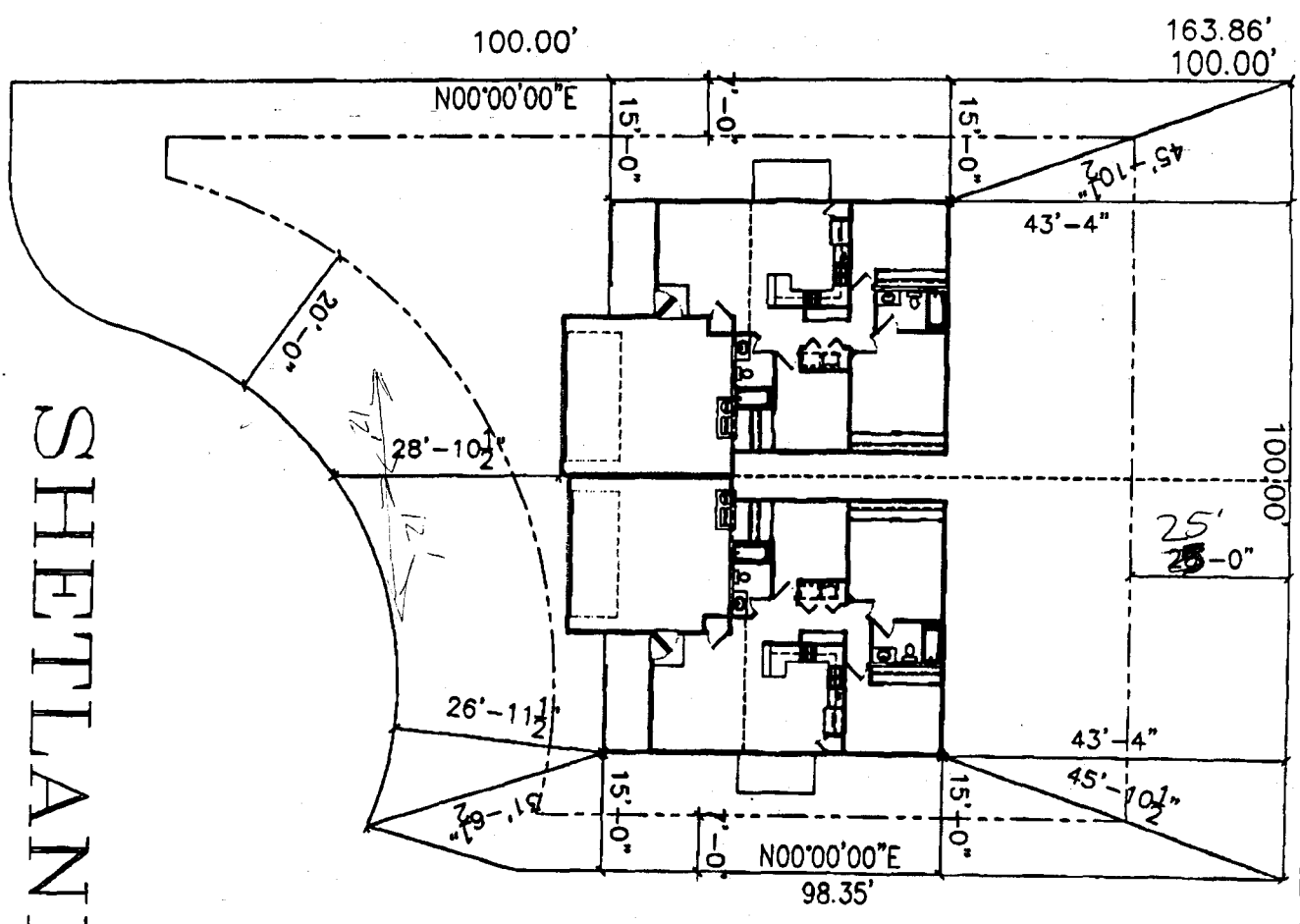
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOT TO BE CONSIDERED AS A BASIS FOR CONSTRUCTION UNLESS SPECIFICALLY REFERRED TO AS SUCH

WESTWOOD RANCH SUBDIVISION

LOT 4 - BLOCK 5

2542 SHETLAND



SHELLAND CT

*Drive OK
with added dimensions
Rick Harris
1-14-99*

ACCEPTED 1-15-99
 ANY CHANGE OF NEIGHBORING
 PROPERTY OR THE CITY OF
 DENVER SHALL BE THE RESPONSIBILITY
 OF THE APPLICANT TO PROPERLY
 UPDATE ALL CITY PERMITS, EASEMENTS
 AND PROPERTY LINES.

JAN-14-99 11:39 PM