

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 69437

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

*44*

BLDG ADDRESS 2543 SHETLAND CT A. TAX SCHEDULE NO. 2945-032-66-014  
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1027  
 FILING BLK 4 LOT 9 SQ. FT. OF EXISTING BLDG(S) 2  
 (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 \_\_\_\_\_  
 (2) APPLICANT LEE HOMES DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2755 N. AVE NEW RESIDENCE  
 (2) TELEPHONE 248-4612

**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 PRH.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 Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL  
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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 [Signature] Date 30 MAR 99  
 Department Approval Ronnie Edwards Date 3-31-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 12081  
 Utility Accounting [Signature] Date 3-31-99

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

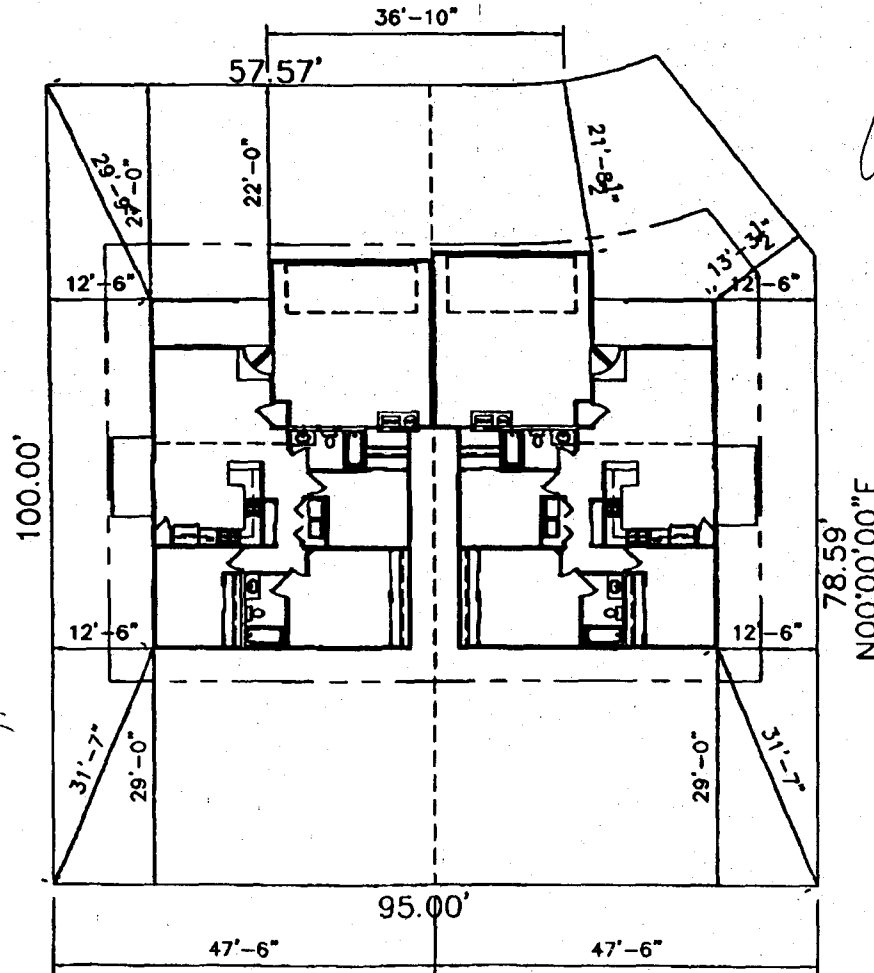
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. I, S. IS THE RESPONSIBILITY OF THE ENGINEER OR OTHER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

# WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 9 - BLOCK 4  
1027 SF DUPLEX  
2543 SHETLAND

## SHETLAND COURT



*Unit A*

ACCEPTED  
 [Signature] 3/31/99  
 AND PROPERTY LINES.

*Direct Drive  
 Rick Davis  
 3-31-99*

NOTE  
 ALL DIMENSIONS ARE APPROXIMATE  
 DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION