

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 68697

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

EX

BLDG ADDRESS 2544 SHETLAND CT TAX SCHEDULE NO. 2945-032-66-010

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1288

FILING 1 BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER LEE HOME'S NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2755 N. AVE NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-4612 USE OF EXISTING BLDGS —

(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 —
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 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 2/11/99

Department Approval Ronnie Edwards Date 2/12/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11931 TR 88576

Utility Accounting [Signature] Date 2-12-99

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

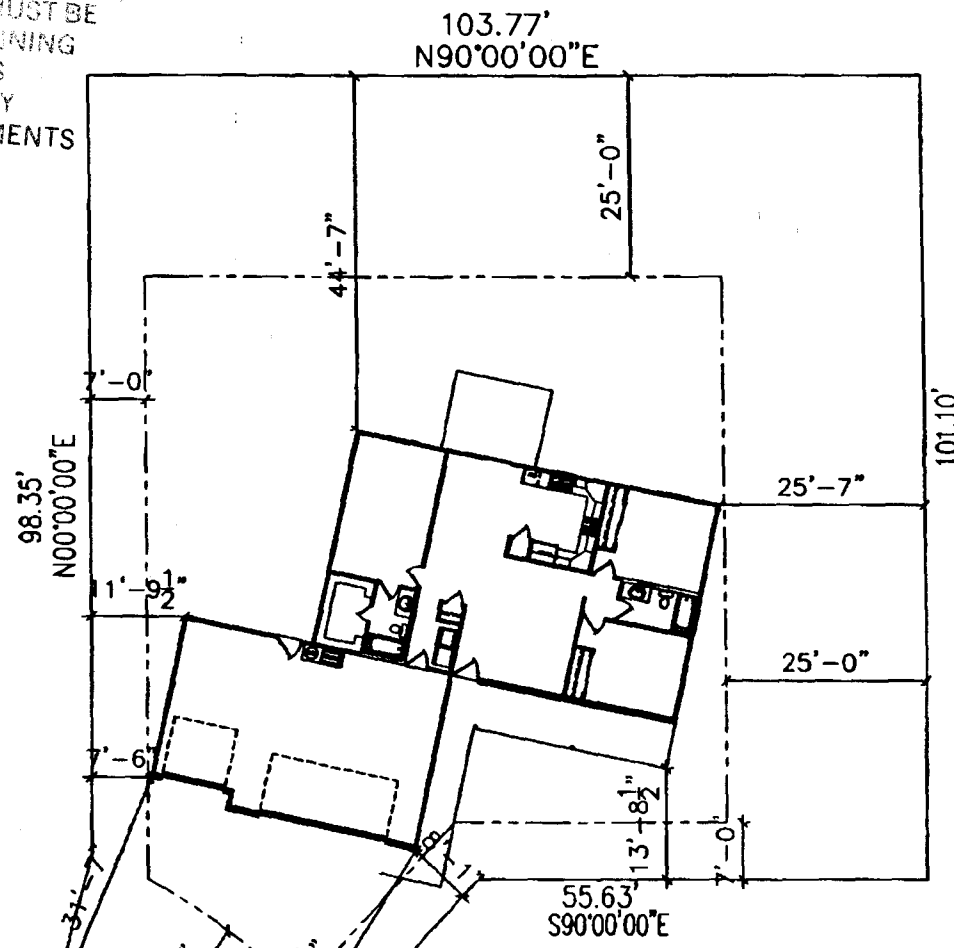
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE
I, G. B. THE RESPONSIBILITY OF THE GRABER OR OTHER TO VERIFY DETAILS
AND ENDORSE PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

ACCEPTED *Bonnie 2/12/99*
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.

LOT 6 - BLOCK 4
1288 SF
2544 SHETLAND



*This is correct
from D-H survey
on 2-11-99*

SHETLAND
20' wide driveway centered
27.83'

*Platted distance of 46.84' for well is wrong -
can have a 20' wide drive
centered on property line.* Rick Davis
2-11-99

