

Call when ready

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 69763

(Handwritten initials)

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

BLDG ADDRESS 2545 SHELTON CT TAX SCHEDULE NO. 2445-032-66-012
 SUBDIVISION WESTWOOD PLANNED SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1238
 FILING BLK 4 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER LEE HOMES 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 LEE HOMES DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE
 (2) ADDRESS 2755 N. AVE
 (2) TELEPHONE 248-4612

pick call 261-1173 -
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 —
 Maximum Height 32' CENSUS 10 TRAFFIC 19 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 [Signature] Date 20 APR 99
 Department Approval [Signature] Date 4-22-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12134 TL89487

Utility Accounting [Signature] Date 4-22-99

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

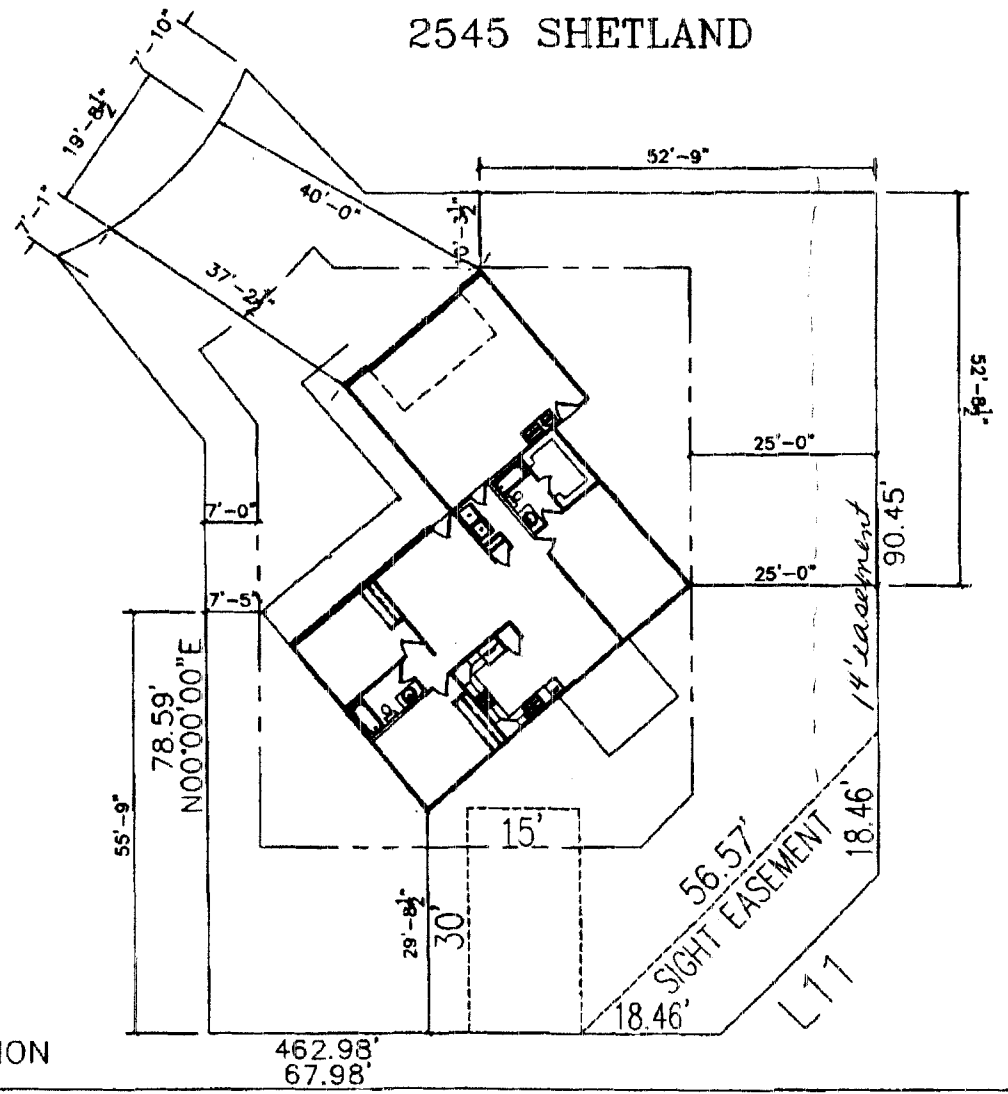
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTED:
IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY DETAILS
AND CONDITIONS PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 8 - BLOCK 4
1288 SF
2545 SHETLAND

SHETLAND CT



Forme
6/6/99
LOT 8
10,348.1 SQ.FT.

OK
Done
4-22-99

ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION