

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 69764

62

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

BLDG ADDRESS <u>2546 SHILAND CT</u>	TAX SCHEDULE NO. <u>2945-032-66.011</u>
SUBDIVISION <u>WESTWOOD RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1233</u>
FILING BLK <u>4</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>2</u>
(1) OWNER <u>LEE HOMES</u>	NO. OF DWELLING UNITS BEFORE: <u>2</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2755 N. AVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>248-4612</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>LEE HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW RESIDENCE</u>
(2) ADDRESS <u>2755 N. AVE</u>	
(2) TELEPHONE <u>248-4612</u>	

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 <u>PR-4.3</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 <u>[Signature]</u>	Date <u>20 APR 99</u>
Department Approval <u>[Signature]</u>	Date <u>4-22-99</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>TR 89489 12133</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-22-99</u>

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)

IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

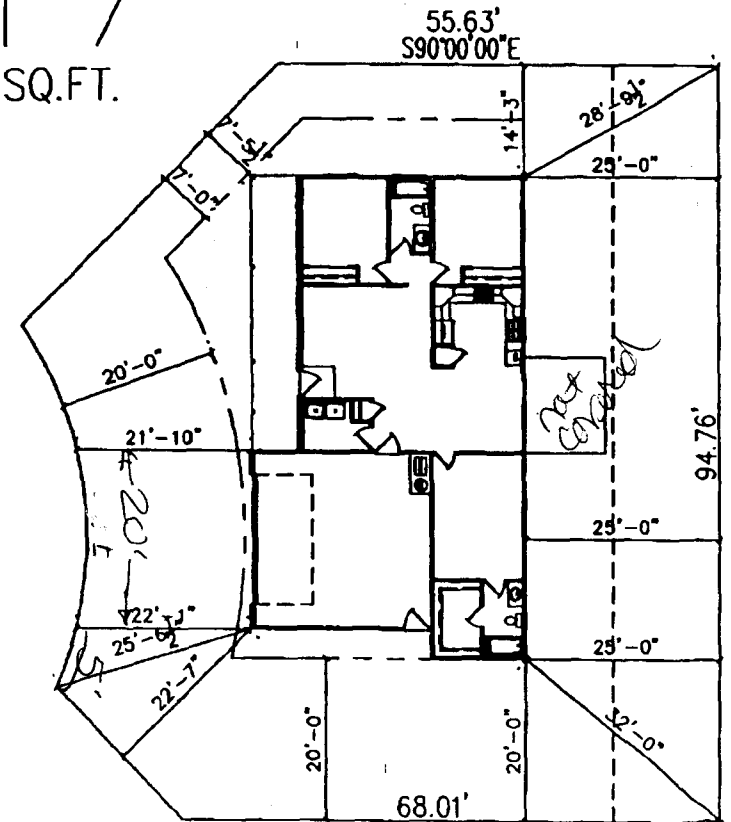
LOT 7 - BLOCK 4
1288 SF Shallow
2546 SHETLAND

David D. Brown
Block 4-21-99

Block 4

LOT 7
7,327.0 SQ.FT.

SHETLAND CT



NOTE
ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION