PLANNING CLEARANCE TCP \$ D SIF S 242.cs PLANNING CLEARANCE (Single Fernity Residential and Accessory Structures) Community Development Department SIF S 242.cs BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 BLDG PERMIT PERMIT NO. 72.538 BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT NO. 72.538 FOUR BLDG PERMIT PERMIT NO. 72.538 FOUR BLDG PERMIT PERMIT NO. 72.538 FOUR BLDG PERMIT PERMIT PERMIT PERMIT NO. 72.538 FOUR BLDG PERMIT		
SIF \$ 292.56 Community Development Department SIF \$ 292.56 SQ. FT. OF PROPOSED BLOGS/ADDITION I L.	FEE \$ 10.00 PLANNING CI	LEARANCE BLDG PERMIT NO. 7258
BLDG ADDRESS 2529 Stollars Drive SQ. FT. OF PROPOSED BLDGS/ADDITION II 6 TO TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS SUBDIVISION Wathrood Rand TOTAL SQ. FT. OF EXISTING & PROPOSED FILING A BLK 5 LOT AB NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: This Construction NO. OF BUILDINGS "TELEPHONE 246-462 BESCRIPTION OF WORK & INTENDED USE NEW YEARS OF EXISTING BUILDINGS "TYPE OF HOME PROPOSED." Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) REQUIRED: One plot plan, on 8 ½" 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. TYPE OF HOME PROPOSED. Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) Maximum coverage of lot by structures THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TAX Maximum coverage of lot by structures SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO OF — from center of ROW, whichever is greater		
BLDG ADDRESS 252 9 Skelland Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1161 FT TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS SQ. After: Sq. Aft	SIF \$ 292.00 (1)	
SUBDIVISION Watrood Rank TOTAL SQ. FT. OF EXISTING & PROPOSED FILING A BLK 5 LOT AB NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: Marker: Marker Marker USE OF EXISTING BUILDINGS TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) 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. TYPE OF HOME PROPOSED: Manufactured Home (HUD) Other (please specify) Water Home (HUD) Other (please specify) Maximum coverage of lot by structures SETBACKS: Front 20 from property line (PL) Or — from center of ROW, whichever is greater		
TOTAL SQ. FT. OF EXISTING & PROPOSED FILING A BLK 5 LOT B NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction WE OF EXISTING BUILDINGS USE OF EXISTING BUILDINGS DESCRIPTION OF WORK & INTENDED USE TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) REQUIRED: One plot plan, on 8 ½" 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 TO Maximum coverage of lot by structures SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO Permanent Foundation Required: YES	BLDG ADDRESS 3527 Stotland Drive	
NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction USE OF EXISTING BUILDINGS USE OF EXISTING BUILDINGS DESCRIPTION OF WORK & INTENDED USE PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) 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 PARTIES SETBACKS: Front 20 from property line (PL) Or from center of ROW, whichever is greater	A	SQ. FT. OF EXISTING BLDGS
Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction USE OF EXISTING BUILDINGS DESCRIPTION OF WORK & INTENDED USE New residence. TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) REQUIRED: One plot plan, on 8 %" 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 AND Maximum coverage of lot by structures Maximum coverage of lot by structures Permanent Foundation Required: YES NO	SUBDIVISION Westwood Ranh	TOTAL SQ. FT. OF EXISTING & PROPOSED
Before: After:	FILING 2 BLK 5 LOT $2B$	
USE OF EXISTING BUILDINGS USE OF EXISTING BUILDINGS DESCRIPTION OF WORK & INTENDED USE	OWNER Lee Homes	
DESCRIPTION OF WORK & INTENDED USE	(1) ADDRESS 2755 N. Ave.	
TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)	1) TELEPHONE 248-4612	
Site BuiltManufactured Home (UBC)	(2) APPLICANT Lee Homes	DESCRIPTION OF WORK & INTENDED USE
Manufactured Home (HUD) Other (please specify)	(2) ADDRESS 2755 N. Ave.	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
REQUIRED: One plot plan, on 8 ½" 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 Maximum coverage of lot by structures SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO or from center of ROW, whichever is greater		Manufactured Home (HUD)
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater Permanent Foundation Required: YES_K_NO		
ZONE RR 4.3 Maximum coverage of lot by structures SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater Maximum coverage of lot by structures Permanent Foundation Required: YES NO		
SETBACKS: Front from property line (PL) Permanent Foundation Required: YES_KNO or from center of ROW, whichever is greater	THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
or from center of ROW, whichever is greater	ZONE PR 4.3	Maximum coverage of lot by structures
	SETBACKS: Front 20 f from property line (PL)	Permanent Foundation Required: YES_K_NO
	Side 7 from PL, Rear 25 from P	Parking Req'mt
Special Conditions		Special Conditions
Maximum Height 32' CENSUS 10 TRAFFIC 17 ANNX#	Maximum Height2	CENSUS 10 TRAFFIC 17 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,	structure authorized by this application cannot be occup	pied until a final inspection has been completed and a Certificate of

action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Department Approval Thirty & Williams Date

Additional water and/or sewer tap fee(s) are required: NO Utility Accounting Date 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)

WESTWOOD RANCH SUBDIVISION FILING NO. TWO

BLOCK 5 - LOT 2

SHETLAND DRIVE

30°-0° 50.00' 44.58 50.00' 50.00'

1161 SF

2529