

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 73187



Your Bridge to a Better Community

BLDG ADDRESS 25313 SHETLAND DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1161

TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1161

FILING 2 BLK 5 LOT 3B

(1) OWNER Lee Hones

(1) ADDRESS 7755 N. AVE

(1) TELEPHONE 248-4612

(2) APPLICANT Lee Hones

(2) ADDRESS 7755 N. AVE

(2) TELEPHONE 248-4612

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS 0

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 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

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions _____

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 8 Dec 99

Department Approval [Signature] Date 12/9/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12732</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/9/99</u>

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

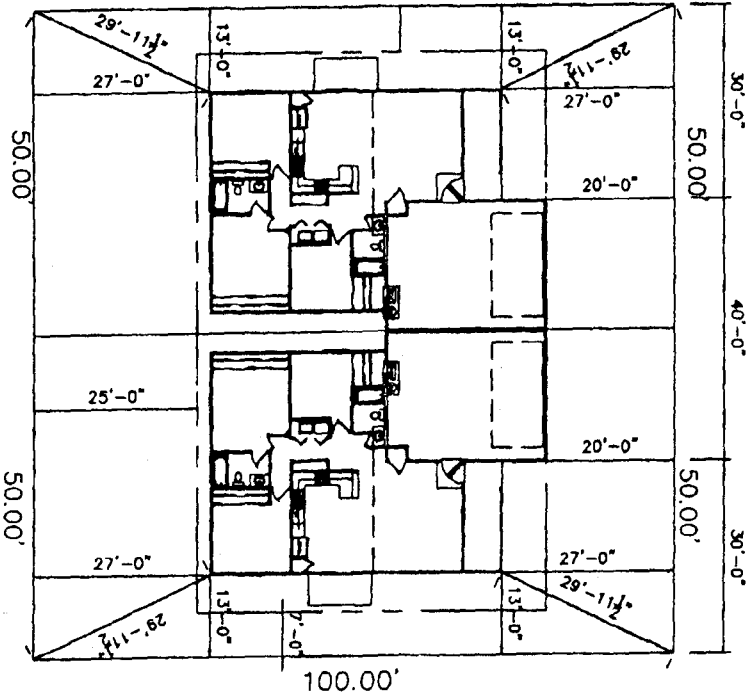
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SHETLAND DRIVE

2531 A & B Shetland Dr

LOT 3A

100.00'



LOT 3B

DRIVE OK.
12/9/99

ACCEPTED
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.

BLOCK 5 - LOT 3
1161 SF

6/6/1999