

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73218



Your Bridge to a Better Community

BLDG ADDRESS 2533 B SHETLAND DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1123 ~~7027~~ #

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

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1123 ~~7027~~ #

FILING 2 BLK 5 LOT 4B

(1) OWNER Lee Hones NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2755 N AVE NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 248-4612 USE OF EXISTING BUILDINGS ~~New Residence~~

(2) APPLICANT Lee Hones DESCRIPTION OF WORK & INTENDED USE New Residence

(2) ADDRESS 2755 N AVE TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 248-4612

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ 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	NO	W/O No. <u>733</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)

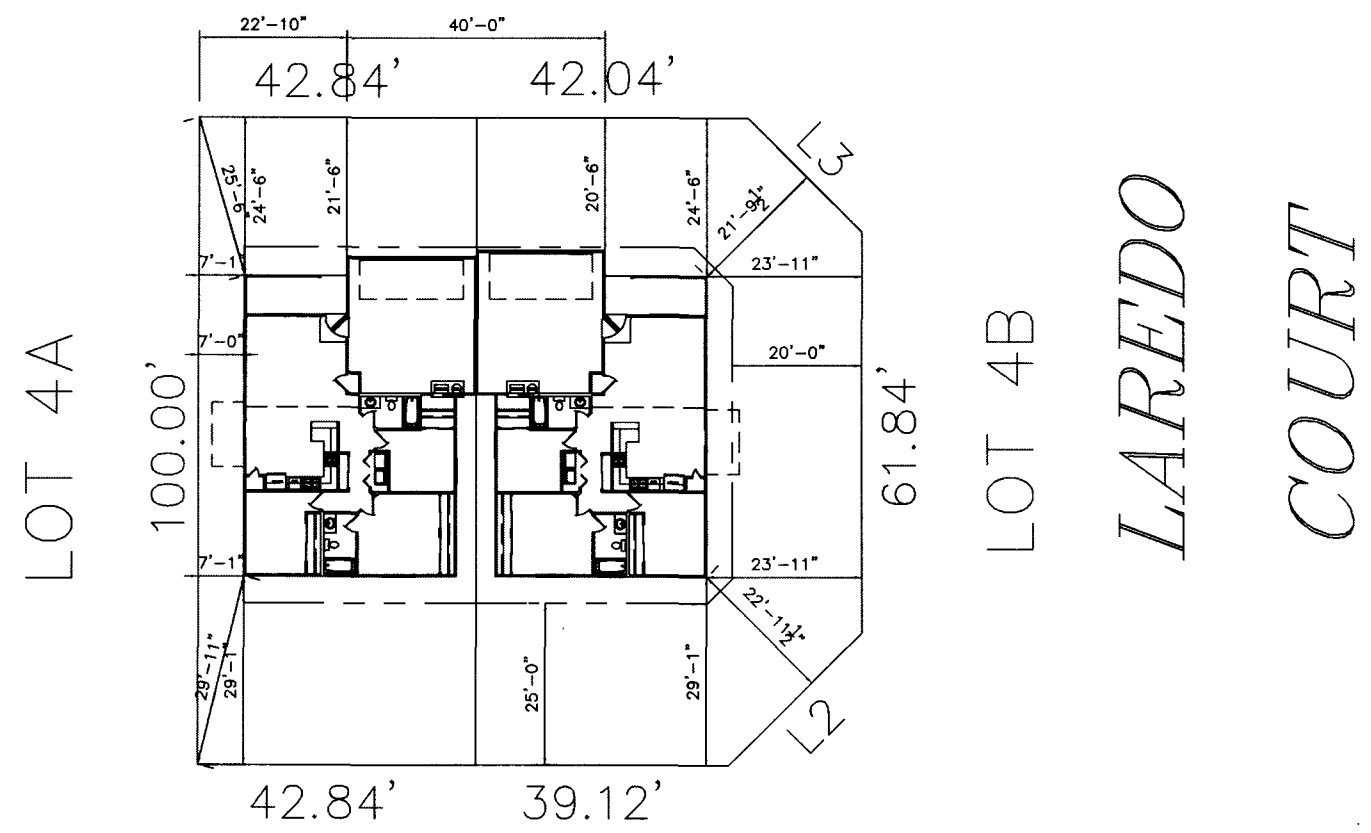
WESTWOOD RANCH SUBDIVISION  
 FILING NO. TWO

ACCEPTED  
 ANY CHANGE OF SETBACKS SHALL BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Alisa Aragon* 12/9

BLOCK 5 - LOT 4  
 2533 B Shetland Dr.  
 SHETLAND DRIVE

*Quil Ok*  
*Rich Davis*  
 10-3-99



1123 SF