

Planning \$ 10.00	Drainage \$ 0
TCP \$ 0	School Impact \$ 292.00

66-022

BLDG PERMIT NO. 72663
FILE #

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2535 S DELTA AVE  
 SUBDIVISION WESTWOOD RANCH  
 FILING 2 BLK 4 LOT 1B  
 OWNER Lee Homes  
 ADDRESS 2955 N. AVE  
 TELEPHONE 248 4612  
 APPLICANT Lee Homes  
 ADDRESS 2155 N. AVE  
 TELEPHONE 248 4612

TAX SCHEDULE NO. 2945-032-0130  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1027  
 SQ. FT OF EXISTING BLDG(S) 0  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS 0  
 DESCRIPTION OF WORK & INTENDED USE: New Residence

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

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 32'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_  
 PARKING REQUIREMENT: 2  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 CENSUS TRACT 10 TRAFFIC ZONE 19 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature]  
 Department Approval [Signature]

Date 27 OCT 99  
 Date 10-28-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12675</u>
Utility Accounting <u>[Signature]</u>			Date <u>10/29/99</u>

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

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

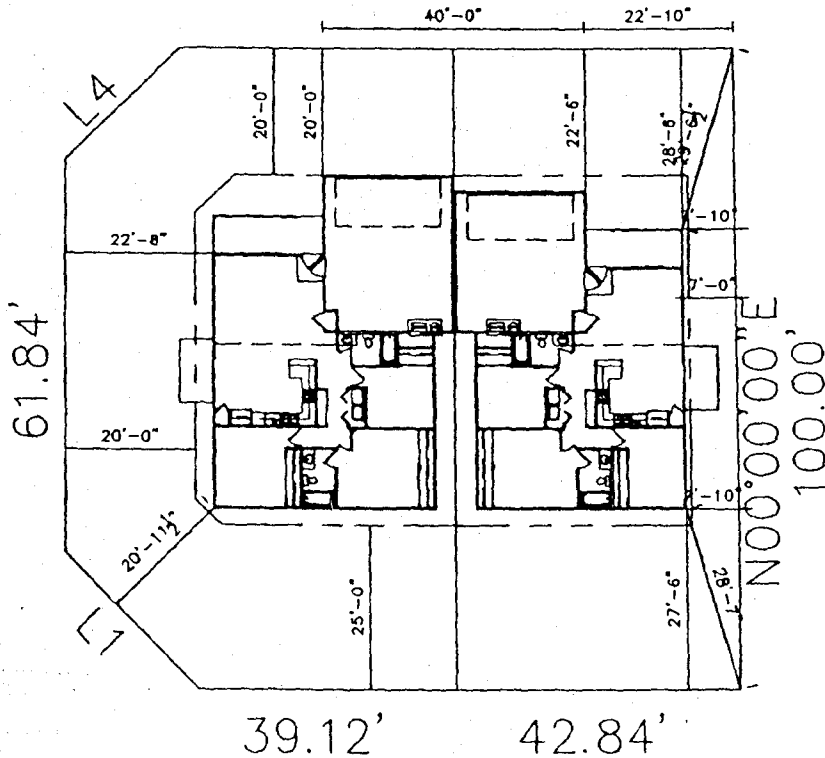
WESTWOOD RANCH SUBDIVISION  
FILING NO. TWO

2535

SHETLAND DRIVE

42.04' 42.84'

1161 SF  
LOT 1A



1027 SF  
LOT 1B

*Drive OK  
Tied Down 10-28-99*

*Mishu*

THIS PLAN IS FOR INFORMATION ONLY  
AND DOES NOT CONSTITUTE A WARRANTY  
OR GUARANTEE OF ANY KIND  
AND PROPERTY LINES.

BLOCK 4 - LOT 1

