

FEE \$	<del>100</del> <i>RDW/ Unit A</i>
TCP \$	0
SIF \$	292



*GA*

BLDG PERMIT NO. 69096

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2537 ~~2538~~ SHETLAND <sup>of</sup> B. TAX SCHEDULE NO. 2945-032-~~65-009~~ <sup>66-019</sup>

SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1027~~ 11618

FILING/BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER LEE HOMES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2755 N. AVE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 248-4612 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ NEW RESIDENCE

**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 PR4.3 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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 5 MAR 99

Department Approval Ronnie Edwards Date 3/11/99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #12012 TR 88933

Utility Accounting [Signature] Date 3-11-99

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)

NOT  
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.

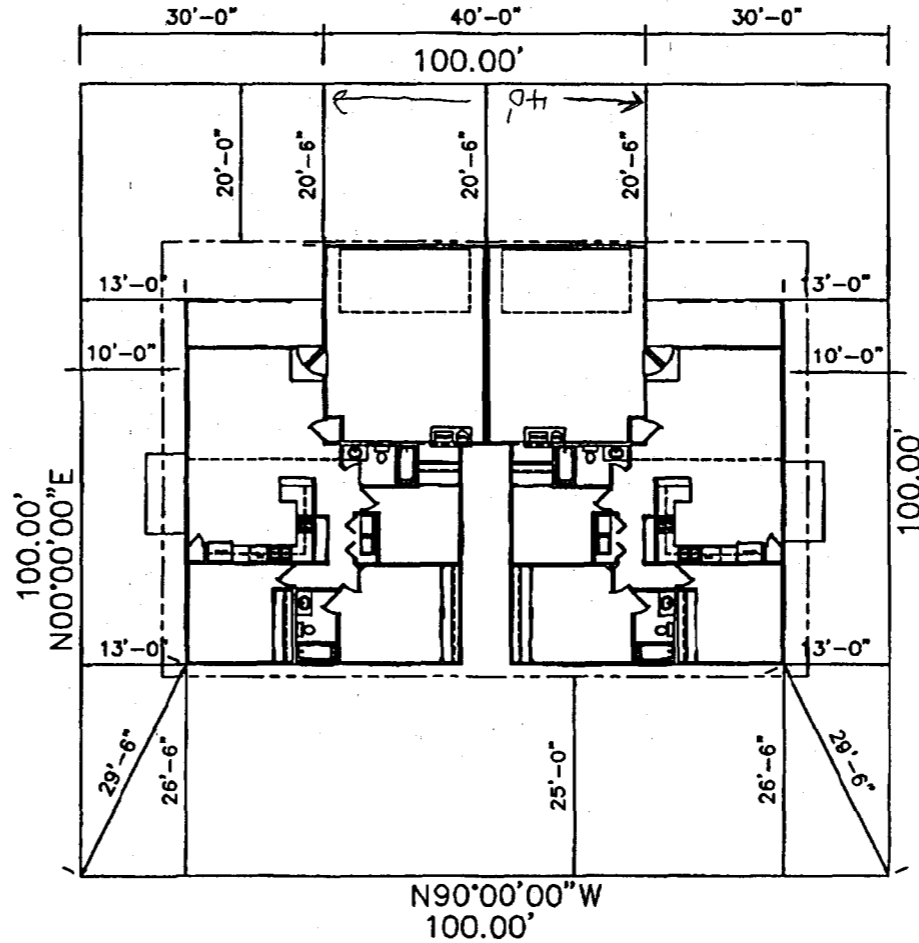
# WESTWOOD RANCH SUBDIVISION

LOT 12 - BLOCK 4

1161 SF

2537  
SHETLAND  
A/B

## SHETLAND COURT



*Ronnie* 3/14/99  
DATE AND SIGNATURES  
AND PROPERTY LINES

DRIVEWAY LOCATION O.K.  
*Al deWitt*  
3/10/99