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BLDG PERMIT NO. 69201

4

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

BLDG ADDRESS 2539 SHELTON CT B. TAX SCHEDULE NO. 2945-032-66-017
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1161
 FILING BLK 4 LOT 11 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LEE HOMES NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 2755 N. AVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 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 _____
NEW RESIDENCE
 (2) TELEPHONE _____

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 PH-4.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 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 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 3-11-99
 Department Approval [Signature] Date 3-11-99
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12028 TR 88992
 Utility Accounting [Signature] Date 3-16-99

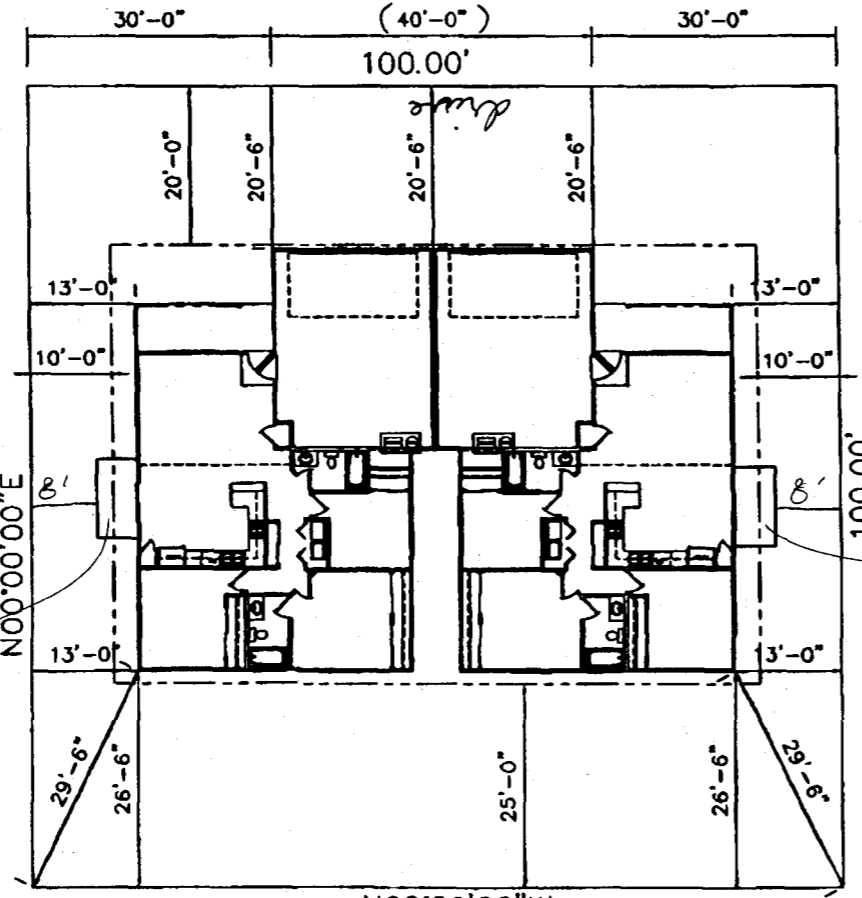
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WESTWOOD RANCH SUBDIVISION

2539 SHETLAND B
LOT 11 - BLOCK 4
1161 SF

3-12-99
Paul Brown
James K.

SHETLAND COURT



ACCEPTED KV 3-16-99
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE COUNTY ENGINEER
BEFORE IT IS USED AS A BASIS FOR
PROVISIONS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

not covered

not covered

N90°00'00"W
100.00'

F 1/2 Rd

NOTE
ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION