

FEE \$	0 Pdu/A
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 69702

GA

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2541 SHILAND CT B TAX SCHEDULE NO. 2945-032-66-015  
SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1161  
FILING BLK 4 LOT 10 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 LEE Homes DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 2755 N. AVE NEW RESIDENCE  
(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 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  
Special Conditions \_\_\_\_\_  
Side 7' from PL Rear 25' from PL  
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 16 APR 99  
Department Approval [Signature] Date 4-19-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 12122  
Utility Accounting [Signature] Date 4-19-99

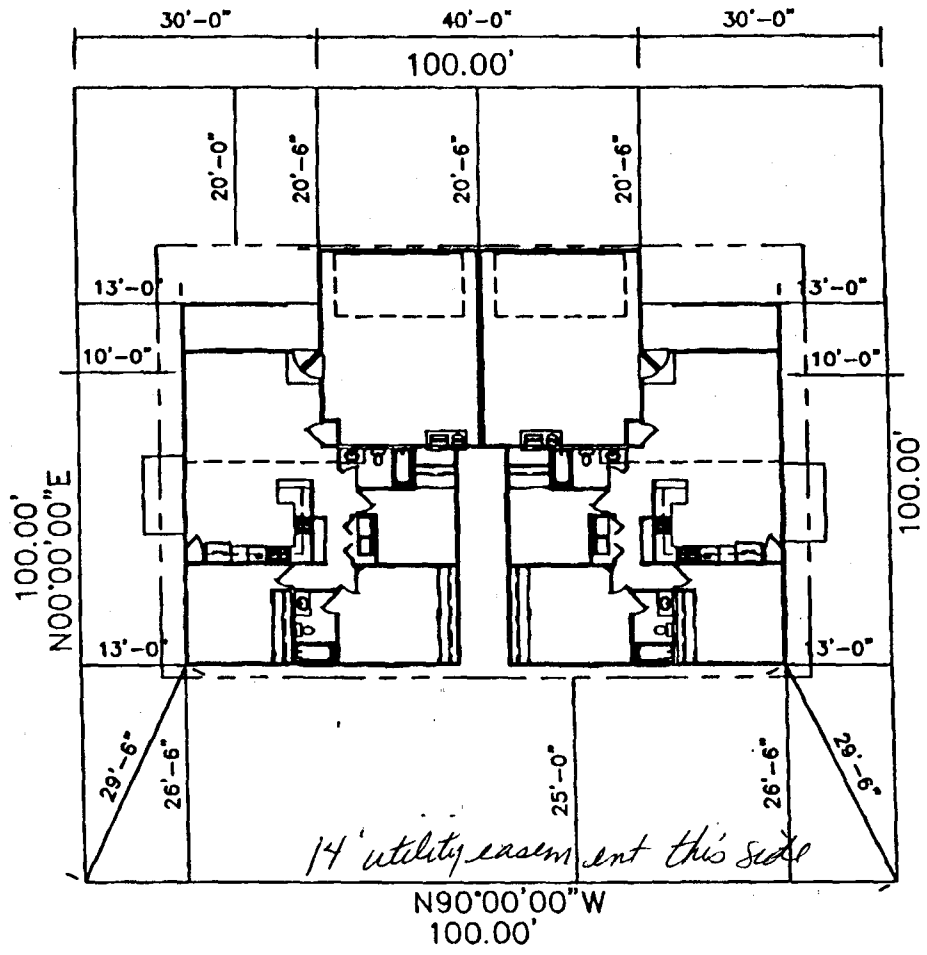
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.

# WESTWOOD RANCH SUBDIVISION

2541 SHETLAND Lot B  
LOT 10 - BLOCK 4  
1161 SF

## SHETLAND COURT



*Ok -  
Bill Davis  
Sub 4-16-99*

*Bonne 4/19/99*

*WESTWOOD RANCH SUBDIVISION*

NOTE  
ALL DIMENSIONS ARE APPROXIMATE  
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION