

FEE \$	8 pd w/ Unit A
TCP \$	8
SIF \$	292.00



BLDG PERMIT NO. 69439

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2543 SHETLAND CT B TAX SCHEDULE NO. 2945-032-66-013
 SUBDIVISION WESTWOOD RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1027
 FILING BLK 4 LOT 9 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
 (1) TELEPHONE 248-4612 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT LEE HOMES USE OF EXISTING BLDGS _____
 (2) ADDRESS 2755 N. AVE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-4612 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 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 3-30-99

Department Approval Ronnie Edwards Date 3-31-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12050

Utility Accounting [Signature] Date 3-31-99

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)

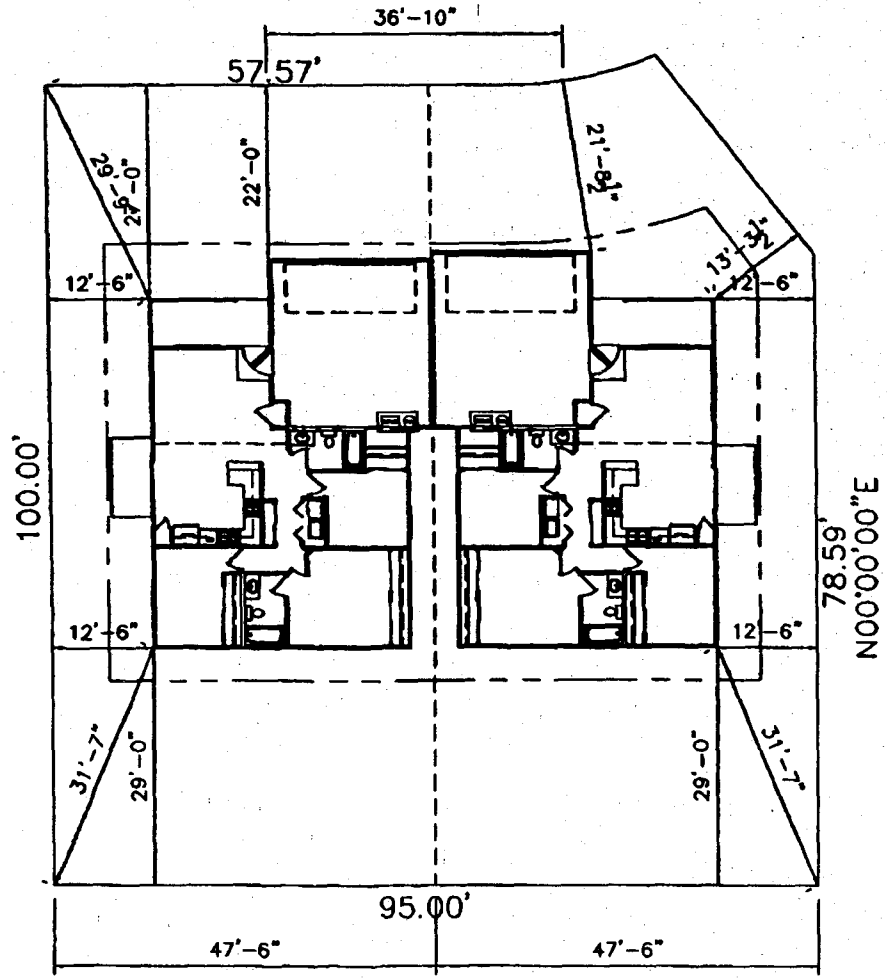
0' @ common wall

1. I, B. IN THE RESPONSIBILITY OF THE ENGINEER OR OTHER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

WESTWOOD RANCH SUBDIVISION FILING NO. ONE

LOT 9 - BLOCK 4
1027 SF DUPLEX
2543 SHETLAND

SHETLAND COURT



Unit B

Handwritten signature and date: 10-13-15

3/31/99

Handwritten signature

RECEIVED

APR 1 1999

NOTE
ALL DIMENSIONS ARE APPROXIMATE
DIMENSIONS MAY CHANGE AT BUILDERS DISCRETION