

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73685



*JK*

Your Bridge to a Better Community

BLDG ADDRESS 2527 A SHELTON SQ. FT. OF PROPOSED BLDGS/ADDITION 1161  $\phi$

TAX SCHEDULE NO. 19415-032-00-130 SQ. FT. OF EXISTING BLDGS 2

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1161  $\phi$

FILING 2 BLK 5 LOT 1A NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction

(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction

(1) ADDRESS 2755 N. AVE USE OF EXISTING BUILDINGS 2

(1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Lee Homes TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2755 N. AVE

(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 PR 4.3 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

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 24 JAN 00

Department Approval [Signature] Date 1-25-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12870</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/25/00</u>

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)

FEE \$	—
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73684



*EX*

Your Bridge to a Better Community

BLDG ADDRESS 2577 B SHETLAND SQ. FT. OF PROPOSED BLDGS/ADDITION 1161  $\phi$   
 TAX SCHEDULE NO. 7945-032-a-130 SQ. FT. OF EXISTING BLDGS X  
 SUBDIVISION Westwood Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1161  $\phi$   
 FILING 2 BLK 5 LOT 1B NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction  
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction  
 (1) ADDRESS 2755 N. AVE USE OF EXISTING BUILDINGS X  
 (1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE new Residence  
 (2) APPLICANT Lee Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2755 N. AVE  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 248-4612  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 PR 4.3 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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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 Steve R. Lee Date 24 JAN 00  
 Department Approval Aisha Magon Date 1/25/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12811</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>1/25/00</u>

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  
FILING NO. TWO

BLOCK 5 - LOT 1

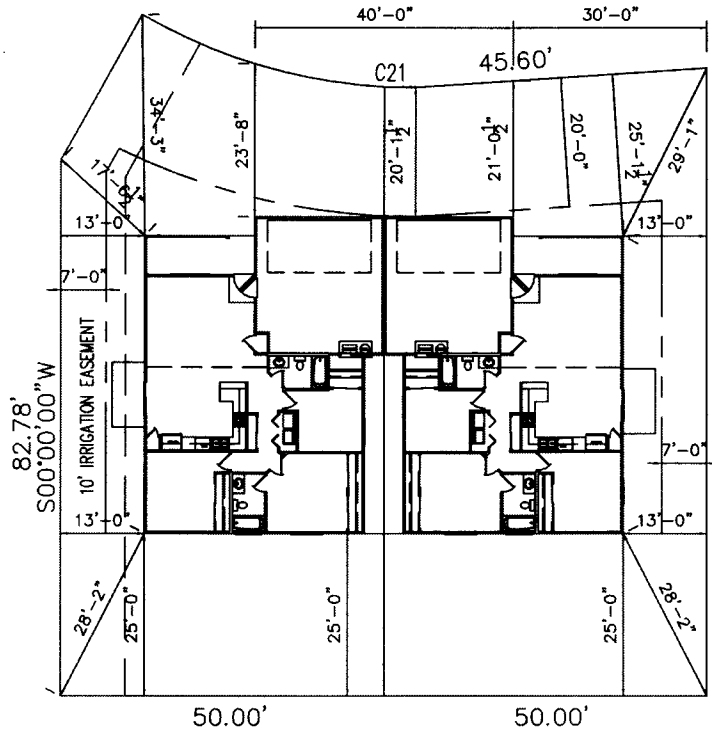
2527

SHETLAND DRIVE

*June Davis*  
*1-24-2000*

ACCEPTED *Alshu 1/25/00*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

LOT 1A



LOT 1B

1161 SF W/ MODIFIED GARAGE