

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO 74950



Your Bridge to a Better Community

Car when ready

BLDG ADDRESS 2530 A. SHERMAN SQ. FT. OF PROPOSED BLDGS/ADDITION 1123 1/2

TAX SCHEDULE NO. 2945-032-00430 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WESTWOOD PLACIT TOTAL SQ. FT. OF EXISTING & PROPOSED 1123 1/2

FILING 2 BLK 1 LOT 10A NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Lee Homes USE OF EXISTING BUILDINGS 0

(1) ADDRESS 2755 N. AVE DESCRIPTION OF WORK & INTENDED USE New Residence

(1) TELEPHONE 248-4612 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) APPLICANT Lee Homes

(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 2

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 19 APR 00

Department Approval [Signature] Date 4/20/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>3048</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-26-00</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. 74999



Your Bridge to a Better Community

BLDG ADDRESS 2530 B SHETLAND
 TAX SCHEDULE NO. 2945032-02030
 SUBDIVISION WESTWOOD RANCH
 FILING 2 BLK 1 LOT 1013
 (1) OWNER Lee Homes
 (1) ADDRESS 2755 N. AVE
 (1) TELEPHONE 248-4612
 (2) APPLICANT Lee Homes
 (2) ADDRESS 2755 N. AVE
 (2) TELEPHONE 248-4612

SQ. FT. OF PROPOSED BLDGS/ADDITION 11234
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 11234
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE _____
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 43
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 32'

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 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).

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Applicant Signature [Signature] Date 19 APR 00
 Department Approval [Signature] Date 4/26/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13049</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-26-00</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)

2530
Shetland

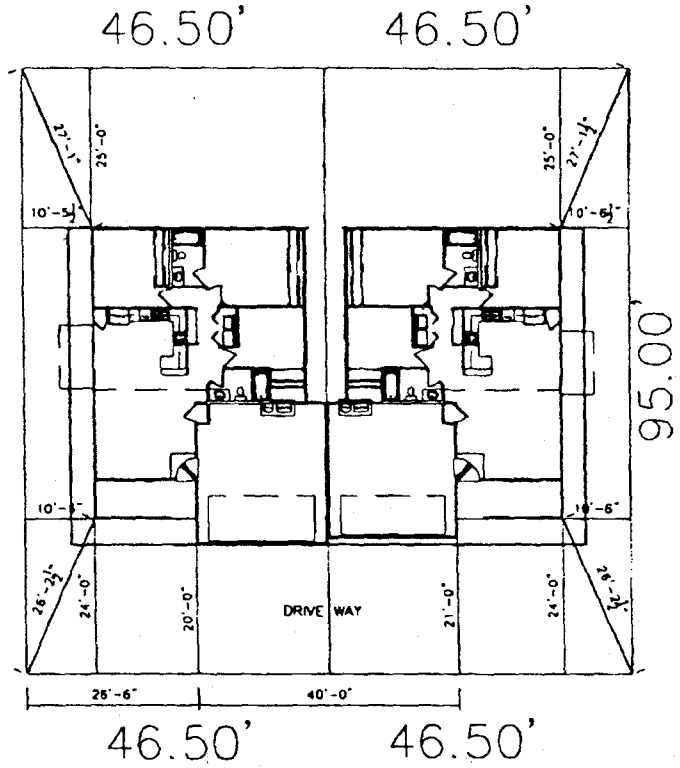
WESTWOOD RANCH SUBDIVISION

ACCEPTED *4/15/00* *4/20/00* FILING NO. TWO

ANY CHANGE OF SPECIFICATIONS
APPROVED BY THE CITY PLANNING
DEPT. IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LOT 10A

N00°02'16"E



N00°02'16"E

LOT 10B

SHETLAND DRIVE

1123 SF

DRIVE OK
Erud
4/25/00