

FEE \$	<u>0</u>
TCP \$	<u>0</u>
SIF \$	<u>292</u>

## PLANNING CLEARANCE

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

BLDG PERMIT NO. 75215



*Your Bridge to a Better Community*

BLDG ADDRESS 2534 A STETLAND  
 TAX SCHEDULE NO. 2945-032-00-130  
 SUBDIVISION WESTWOOD RANCH  
 FILING 2 BLK 1 LOT 8 A  
 (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 1123  
 SQ. FT. OF EXISTING BLDGS 0  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1123  
 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 X  
 DESCRIPTION OF WORK & INTENDED USE new Residence  
 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 4.3  
 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 5' irrigation easement in rear  
 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 5-12-00  
 Department Approval [Signature] Date 5-12-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13101</u>
Utility Accounting <u>[Signature]</u>		Date	<u>5/12/00</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)

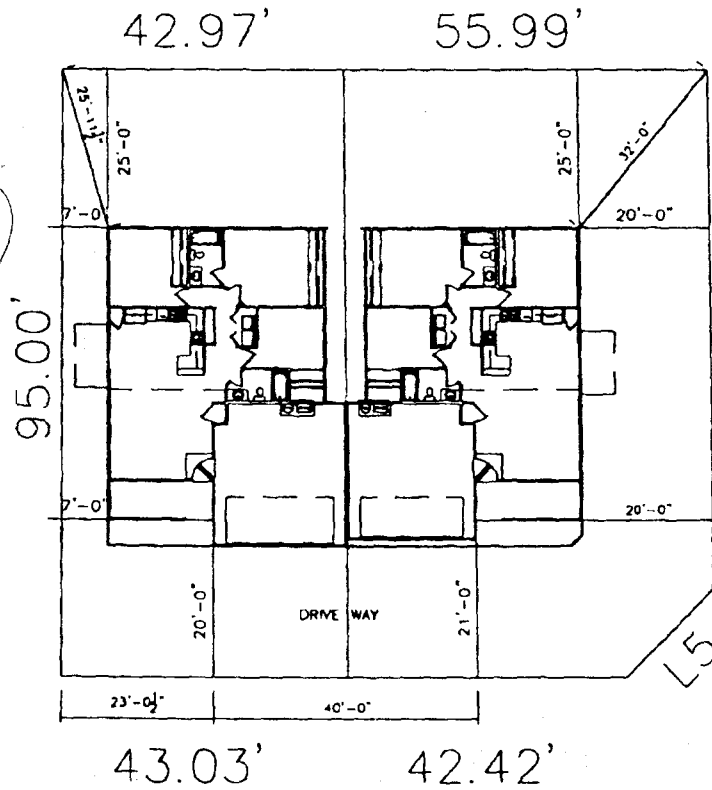
# WESTWOOD RANCH SUBDIVISION FILING NO. TWO

BLOCK 1- LOT 8  
1123 SF

ACCEPTED *Ronnie* 5/12/00  
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.

*DRIVE OK*  
*Erica*  
*5/9/00*

LOT 8A



LOT 8B  
LAREDO

2539 SHETLAND DRIVE

*2539 Shetland*  
*5/9/00*