

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 75090



Your Bridge to a Better Community

BLDG ADDRESS 2532 B SHEPHERD SQ. FT. OF PROPOSED BLDGS/ADDITION 1123 4
 TAX SCHEDULE NO. 2945-032 01-130 SQ. FT. OF EXISTING BLDGS X
 SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1123 4
 FILING 2 BLK 1 LOT 95 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 RR 4.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 71' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 19 TRAFFIC 10 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 2 APR 00
 Department Approval [Signature] Date 5/4/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13077</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/4/00</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)

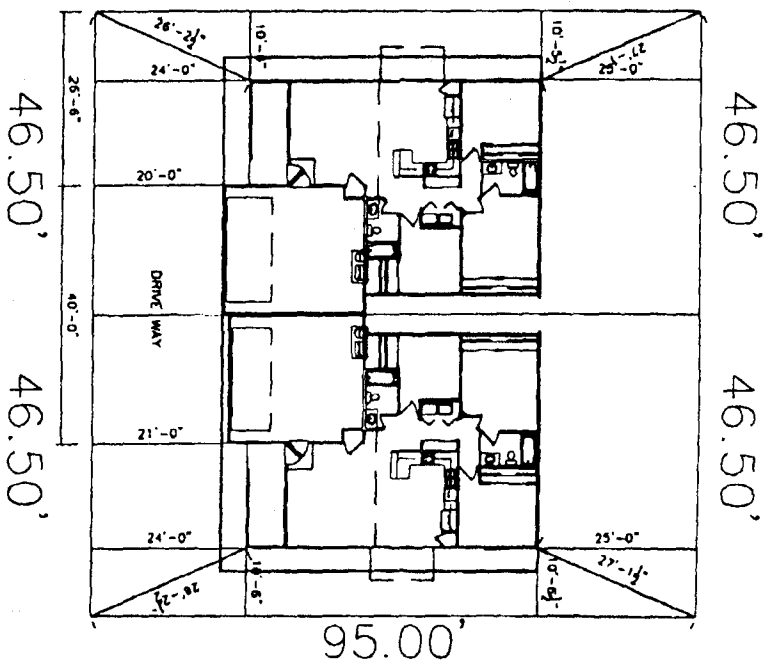
5/5/00
Standard

ACCEPTED
ANY CHANGE OF SETBACKS OR
IMPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

LOT 9A

N00°02'16"E



95.00'

N00°02'16"E

LOT 9B

DRIVE OK
Erad
5/3/00

SHEETLAND DRIVE

1123 SF

