

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 75216



Your Bridge to a Better Community

BLDG ADDRESS 2534 B SHETLAND SQ. FT. OF PROPOSED BLDGS/ADDITION 11234
 TAX SCHEDULE NO. 2945-032-00-130 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 11224
 FILING 2 BLK 1 LOT 8B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2755 N. AVE USE OF EXISTING BUILDINGS 0
 (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 PR4.3 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 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 <input type="checkbox"/>	W/O No. <u>13100</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)

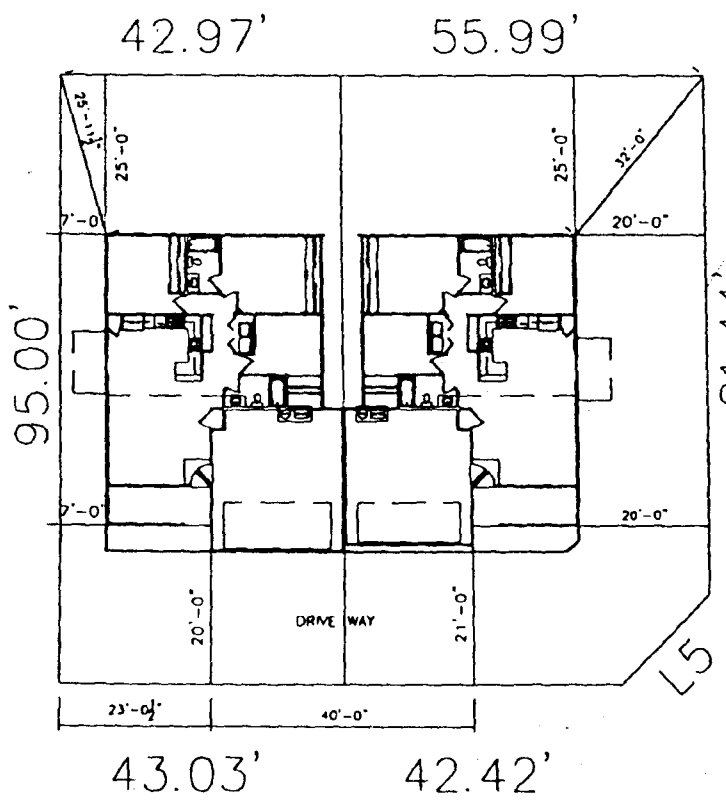
WESTWOOD RANCH SUBDIVISION FILING NO. TWO

BLOCK 1- LOT 8
1123 SF

COLLECTED *Ronnie* 5/12/00
AND OWNED BY THE STATE OF CALIFORNIA
AS SHOWN ON THE OLD PLATTING
AND AS SHOWN ON THE CURRENT
PLATTING. THIS IS A PROPERTY
LOCATED AND IDENTIFIED BY EASEMENTS
AND PROPERTY LINES.

*DRIVE OK
Eric Hill
5/14/00*

LOT 8A



81.44'
LOT 8B

LAREDO

2534 SHETLAND DRIVE

*2534
SHETLAND*