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

BLDG PERMIT NO. 79052



Your Bridge to a Better Community

BLDG ADDRESS 2529 A SHETLAND DR SQ. FT. OF PROPOSED BLDGS/ADDITION 12x26^{roof only}

TAX SCHEDULE NO. 2945-032-72-003 SQ. FT. OF EXISTING BLDGS 1161 #

SUBDIVISION Westwood Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 1473 #

FILING 2 BLK 5 LOT 2A

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER Becky J. Cook

(1) ADDRESS 2529 A SHETLAND DR

(1) TELEPHONE 243 0466

USE OF EXISTING BUILDINGS home

(2) APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE Covered patio

(2) ADDRESS _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Covered patio

(2) TELEPHONE _____

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 35%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO/A
 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 Becky J. Cook Date 3/19/01

Department Approval Ronnie Edwards Date 3/19/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>no change in use</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>3/19/01</u>

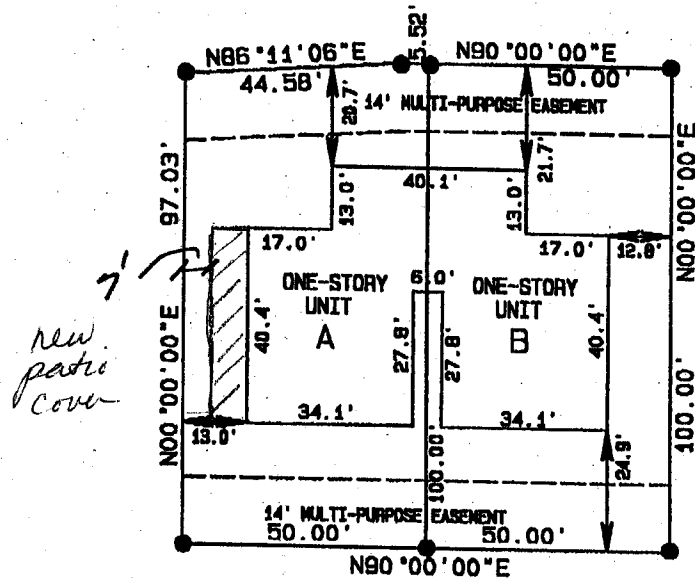
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROPERTY DESCRIPTION

LOT 2A & LOT 2B, BLOCK 5
WESTWOOD RANCH SUBDIVISION
FILING NO. TWO

SHETLAND DRIVE

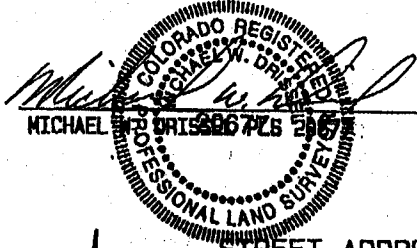


ACCEPTED *Ronnie 3/19/01*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

F 1/2 ROAD

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for FIDELITY MORTGAGE that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, Dec. 1, 1999 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



MICHAEL W. BRISSON PLS 2065

DATE 12-6-99

STREET ADDRESS - 2529 A & B SHETLAND DRIVE

NOTE: THE STRUCTURE LOCATION MEETS
 CITY OF GRAND JUNCTION SET-BACK REQUIREMENTS
 AND CITY APPROVED SITE PLAN



SCALE 1" = 30'

● FD. PIN & CAP

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749