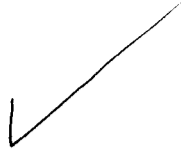


FEE \$ 10.00

BLDG PERMIT NO. 51702

TCP-500.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 453 WHITETAIL LN TAX SCHEDULE NO. 2947-021-12-018
6J 81503
 SUBDIVISION THE SEASONS AT TIARA RADO SQ. FT. OF PROPOSED BLDG(S) ADDITION 1630
 FILING 4 BLK — LOT 18 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THE SEASONS AT TIARA RADO ASSOCIATES NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO BOX 9090 6J 81502
 (1) TELEPHONE 242 9482 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CHAPARRAL WEST INC. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 626 32 RD CUFTON DESCRIPTION OF WORK AND INTENDED USE:
81520 SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 434-2160

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions As per approved
 Maximum Height _____ Plan
 CENSUS TRACT 14 TRAFFIC ZONE 66

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 3-29-95
 Department Approval [Signature] Date 3-29-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8196
 Utility Accounting [Signature] Date 3/29/95

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

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

453 WHITETAILE LN

GJ 81503

ACCEPTED ME 3-29-95
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.

