

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 54310

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

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 157 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-016
 SUBDIVISION SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1678 + 480
 FILING 4 BLK 1 LOT 16 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER THE SEASONS @ TIARA RAOO NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS By 9090 G.J. Co 81522
 (1) TELEPHONE 242-9482 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS ~~REWORK~~ NONE
 (2) ADDRESS PO Box 3741 G.J. Co DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-2303 NEW HOME

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 PR4.4 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 per bldg. envelopes -
see Plat
 Maximum Height _____ CENS.T. 14 T.ZONE 66 ANN# _____

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).

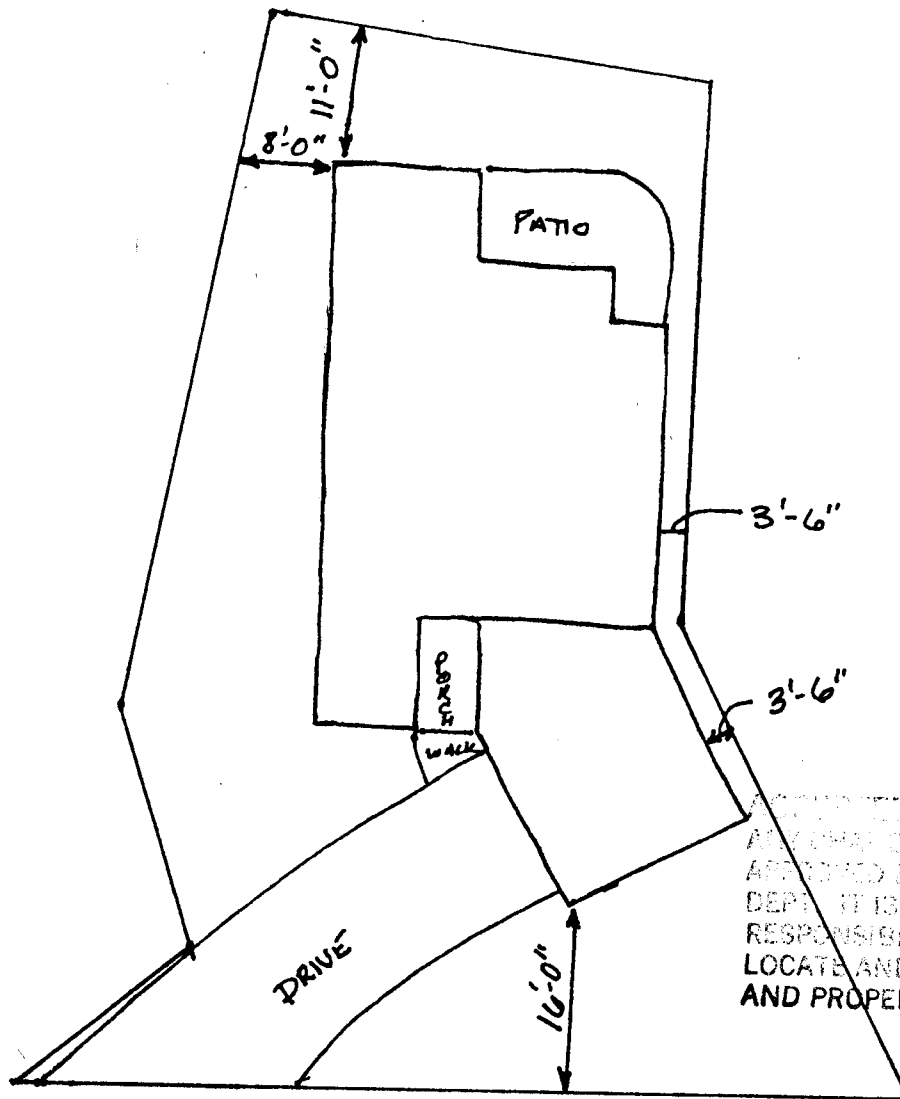
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/29/95
 Department Approval [Signature] Date 11/29/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8774
 Utility Accounting [Signature] Date 11-29-95

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)



I HEREBY CERTIFY THAT THE INFORMATION
 CONTAINED HEREIN IS TRUE AND CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 ANY CHANGE OF INFORMATION SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Connie 11/29/95

WHITE TAIL LANE

SEASONS @ TIARA RADO SUBDIVISION
 LOT # 16 BLOCK # 1 FILING # 4

457 WHITE TAIL LANE

TAX # 2947 - 271 - 12 - 016