

FEE \$ 10.00

BLDG PERMIT NO. 57703

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 461 WHITETAIL LN, GT TAX SCHEDULE NO. 2947-021-12-014
 SUBDIVISION THE SEASONS AT TIARA RADO ⁸¹⁵⁰³ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630
 FILING 4 BLK - LOT 14 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER CHAPARRAL WEST INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 626-32 RD, CLIFTON ⁸¹⁵²⁰ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-2160 USE OF EXISTING BLDGS N/A
 (2) APPLICANT CHAPARRAL WEST INC DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 626-32 RD CLIFTON 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 plan
 Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 66

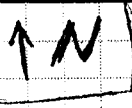
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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. 8197
 Utility Accounting [Signature] Date 3/29/95

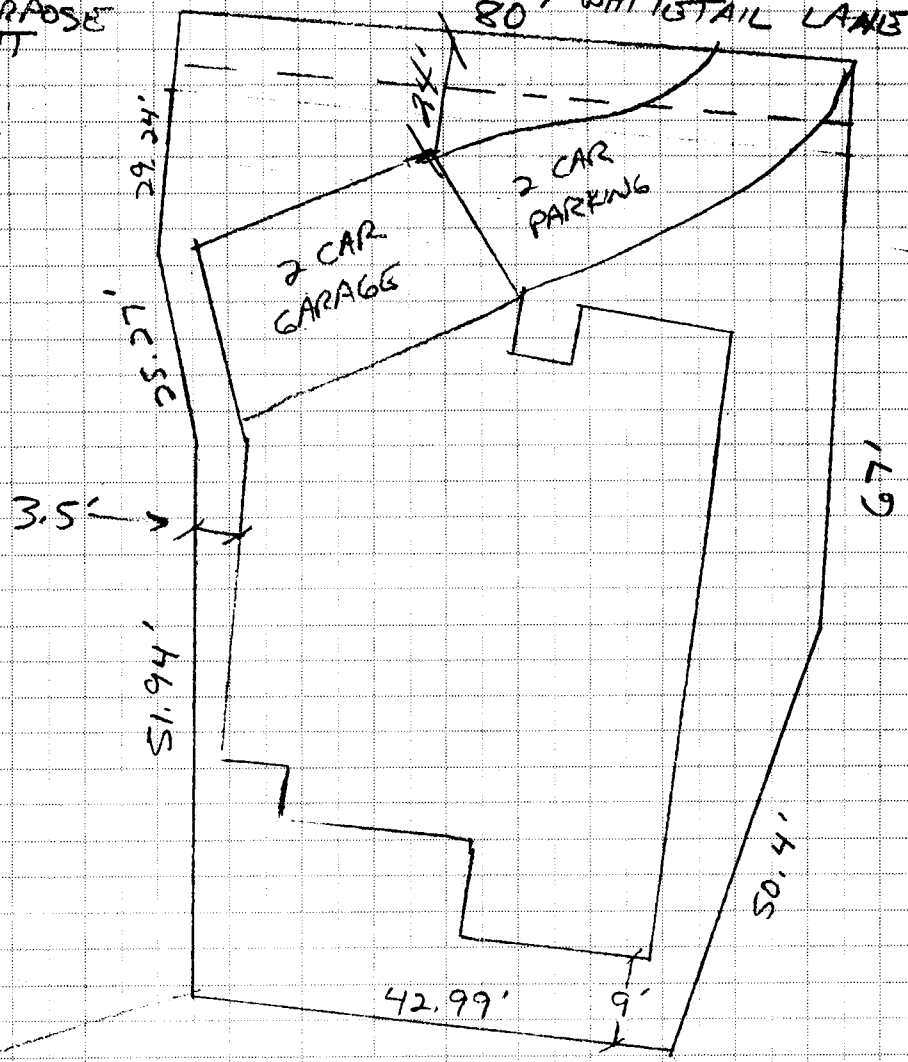
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



10' MULT-PURPOSE EASEMENT

80' WHITETAIL LANE

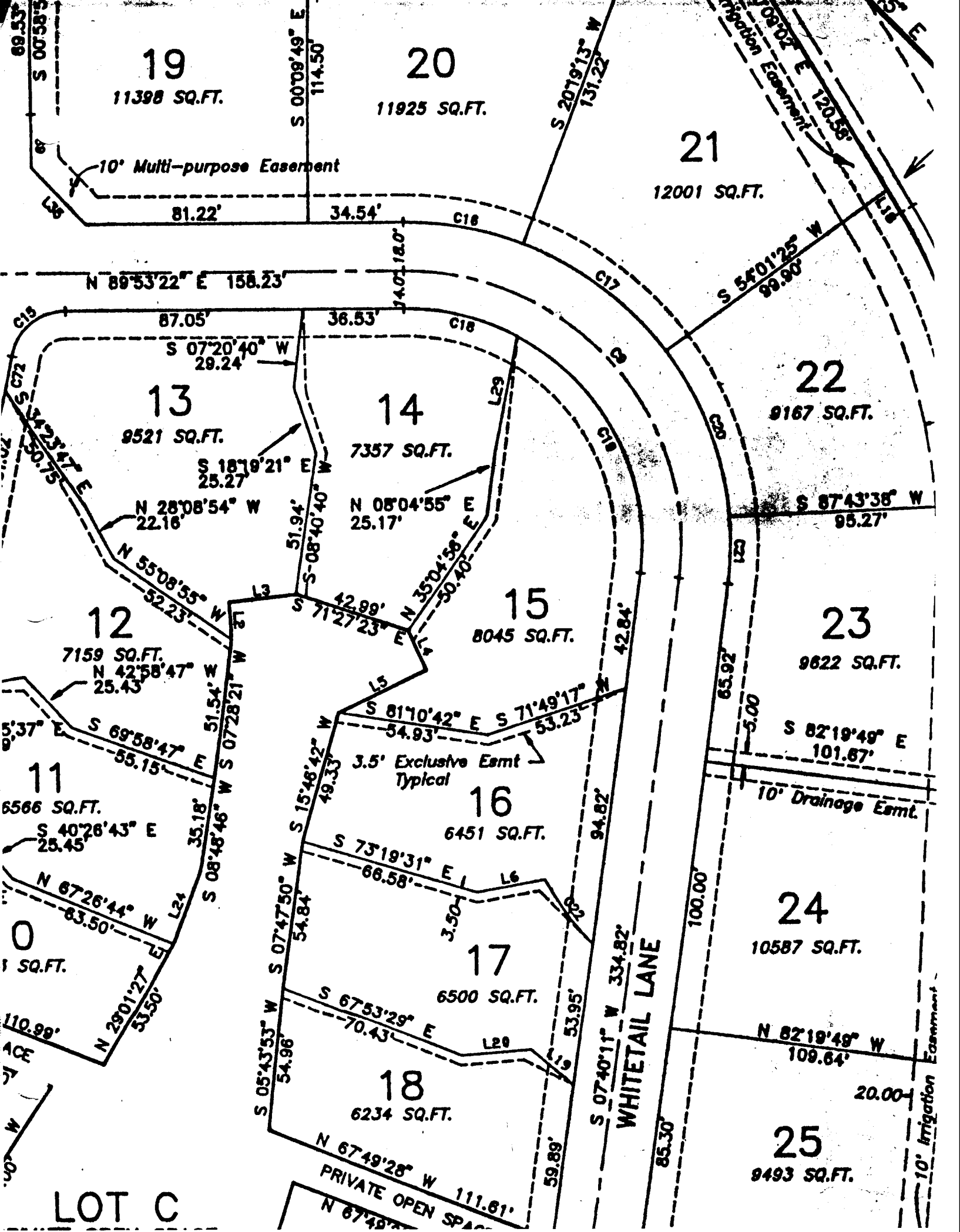
4 PARKING SPACES TOTAL



OPEN SPACE

ACCEPTED MP 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.

LOT 14
 461 WHITETAIL LN
 63 81503



19

11398 SQ.FT.

20

11925 SQ.FT.

21

12001 SQ.FT.

22

9167 SQ.FT.

23

9622 SQ.FT.

24

10587 SQ.FT.

25

9493 SQ.FT.

13

9521 SQ.FT.

14

7357 SQ.FT.

15

8045 SQ.FT.

16

6451 SQ.FT.

17

6500 SQ.FT.

18

6234 SQ.FT.

12

7159 SQ.FT.

11

6566 SQ.FT.

0

11 SQ.FT.

LOT C

WHITETAIL LANE

PRIVATE OPEN SPACE

10° Multi-purpose Easement

10° Drainage Esmt.

10° Irrigation Easement

Irrigation Easement