

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54309

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

PC
✓
JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 463 WHITE TAIL LANE TAX SCHEDULE NO. 2947-271-12-013

SUBDIVISION SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1830 + 480

FILING 4 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER THE SEASONS @ TIARA RADO NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Po Box 9090 GJC. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-9482 USE OF EXISTING BLDGS None

(2) APPLICANT WILCO ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Po Box 3741 NEW HOME

(2) TELEPHONE 242-2203

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 4.4 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 building 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

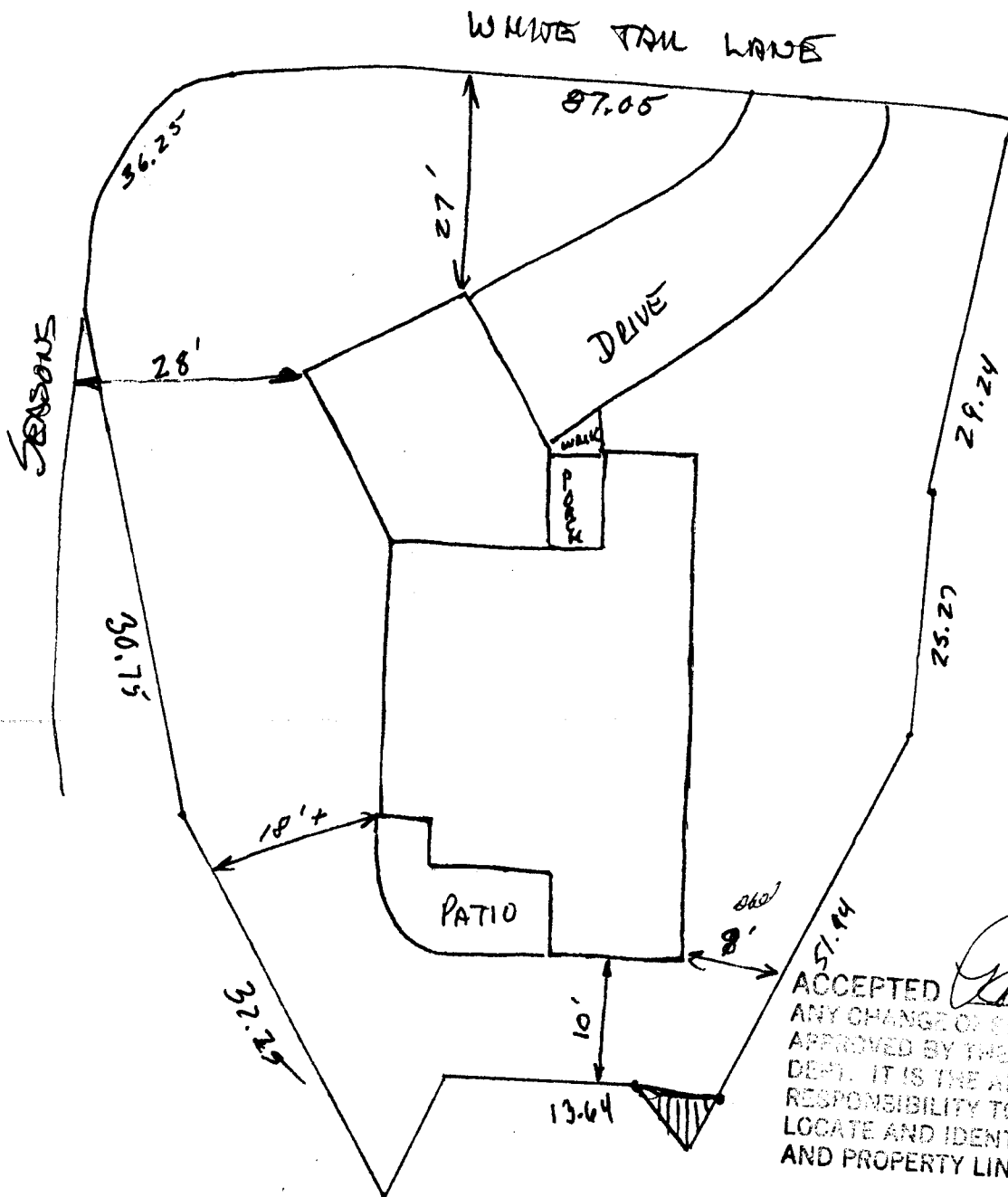
Department Approval [Signature] Date 11-29-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9775

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)



SEASONS @ TIARA RADO SUBDIVISION

LOT # 13 BLOCK # 1 FILING # 4

463 WHITE TAIL LANE

TAX # 2947-271-12-013