

FEE \$ 10.⁰⁰
 TCP \$ 500.⁰⁰

BLDG PERMIT NO. 57575

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

✓ TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 456 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-024
 SUBDIVISION THE SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2190-754
 FILING 4 BLK 1 LOT 24 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER THE SEASONS @ TIARA POND NO. OF DWELLING UNITS
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 9090 G.J. Co. 81502
 (1) TELEPHONE 970-242-9482 NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS -0-
 (2) ADDRESS 545 EL RIO CT. G.J. CO. DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 970-242-2203 SINGLE FAMILY RESIDENCE

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 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 20' from PL Special Conditions rear patio can
not be covered
 Maximum Height _____ CENS.T. 1401 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).

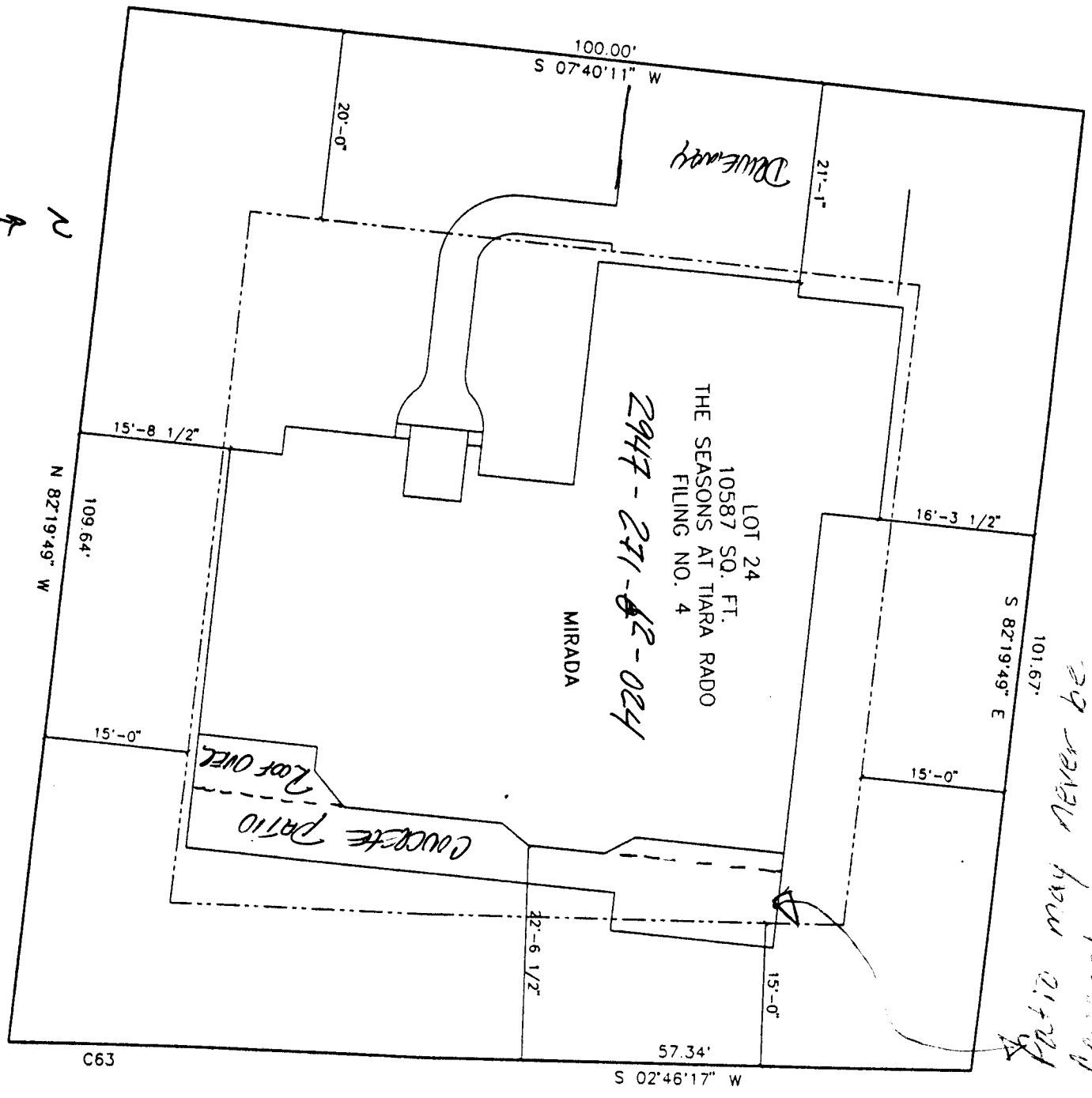
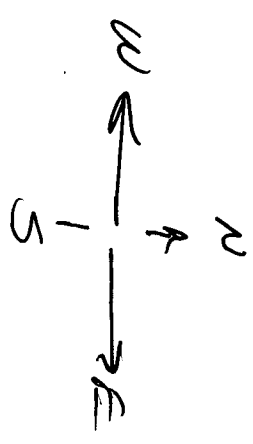
Applicant Signature L AND P WILCOEN Date 9/11/96
 Department Approval Maria Caballero Date 9-19-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9526
 Utility Accounting Debbie Walsh Date 9-19-96

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)

WHITETAIL LANE



Patio may never be covered.

ACCEPTED *me 9-19-96*
 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.

Driveway location Ok
J. D. Newton 9-13-96