

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 55899

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

VFCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 459 WHITETAIL LANE TAX SCHEDULE NO. 2947 - 271 - 12 - 015
 SUBDIVISION SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1830 + 480
 FILING 4th BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER the Seasons @ TIARA PAOO NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 9090 G.J. Co 81501
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242 - 9482
 USE OF EXISTING BLDGS NONE
 (2) APPLICANT WILCO ENTERPRISES
 (2) ADDRESS PO Box 3741 G.J. Co 81502 DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 242 - 2203 PAOO HOME - S/F

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 Bldg Envelope
 Maximum Height _____ CENS.T. 14 T.ZONE 66 ANNEX# _____

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).

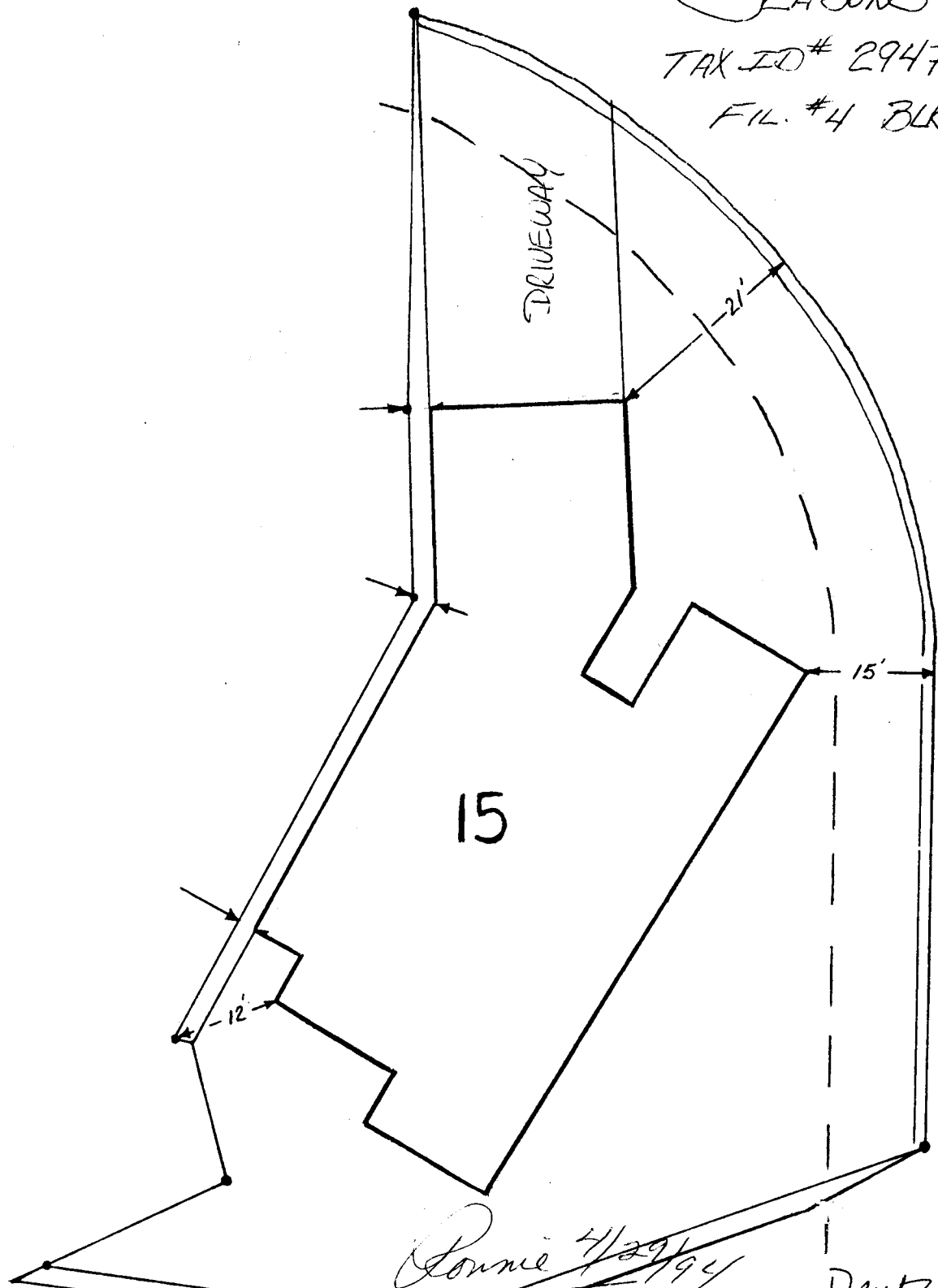
Applicant Signature [Signature] Date 4/29/96
 Department Approval [Signature] Date 4/29/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9164 - S/F
 Utility Accounting [Signature] Date 4-29-96

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)

459 WHITETAIL LN.
SEASONS @ TIARA RADO
TAX ID# 2947-271-12-015
FIL. #4 BLK 1 LOT 15



Donnie 4/29/94

ACCEPTED
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. K. Oslar
4-24-96