

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 57279

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

VTCP

5010-0590-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 466 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-019
SUBDIVISION THE SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2190 + 754
FILING 4 BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) - 0 -
(1) OWNER THE SEASONS @ TIARA RADO NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS PO Box 9090 G.J.C 81501
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS 0
(2) ADDRESS 545 E Rio CRT. G.J.C 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 _____
or _____ from center of ROW, whichever is greater
Side 15' from PL Rear 15' from PL Special Conditions per building
Maximum Height 26' envelop. on plan
CENS.T. 1401 T.ZONE 66 ANNX#

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 DAVID P. WILTEEN Date 8/26/96
Department Approval Antony Castella Date 8/26/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9455 - S/F
Utility Accounting Millie Fowler Date 8-26-96

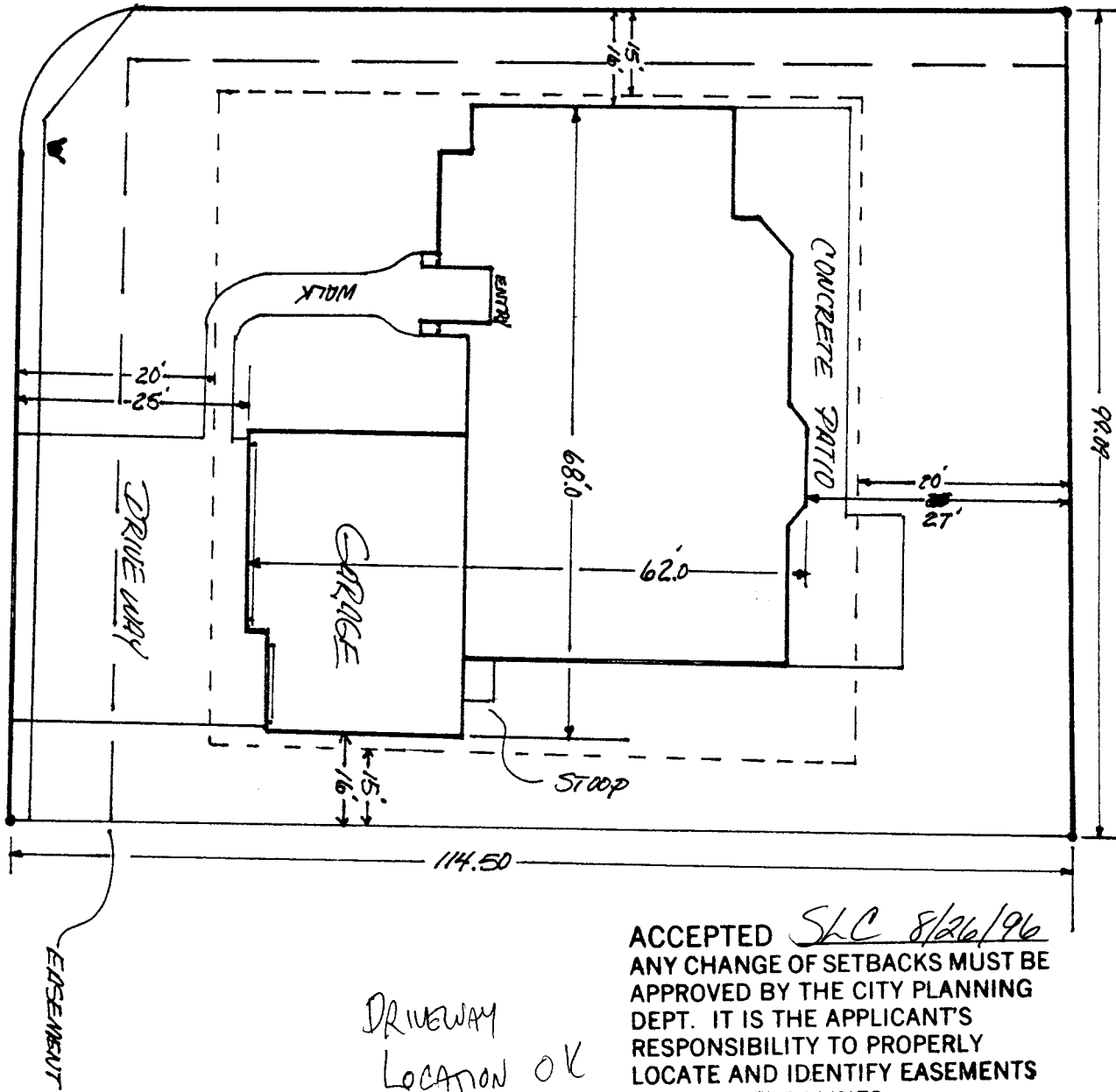
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

466 WHITETAIL LANE

FL. #4 BLK. #1 LOT. # 19
TAX# 2947-271-12-019

MIN. SETBACK REQUIREMENT		
FRONT	SIDE	REAR
20'	15'	15'



ACCEPTED SLC 8/26/96
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
Jc [Signature]
9-2-96