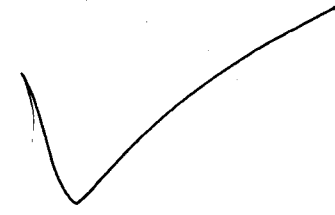


FEE \$	10 -
TCP \$	500 -
SIF \$	-0 -



BLDG PERMIT NO. 59685

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



BLDG ADDRESS 441-WHITE TAIL ^{Lane} TAX SCHEDULE NO. 2947-271-12-032
 SUBDIVISION The SEASONS (Tiarrado) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2525
 FILING 4 BLK _____ LOT 32 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Bill Brown NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 248-9339 USE OF EXISTING BLDGS ~~Single Family Res~~
 (2) APPLICANT LOPEZ Const. DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) ADDRESS 3032 E 1/2 Rd Family RES.
 (2) TELEPHONE 434-5954
260-1622

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 20' from PL Rear 10' from Natural Bank Special Conditions _____
 Maximum Height _____ CENSUS 1401 TRAFFIC 46 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).

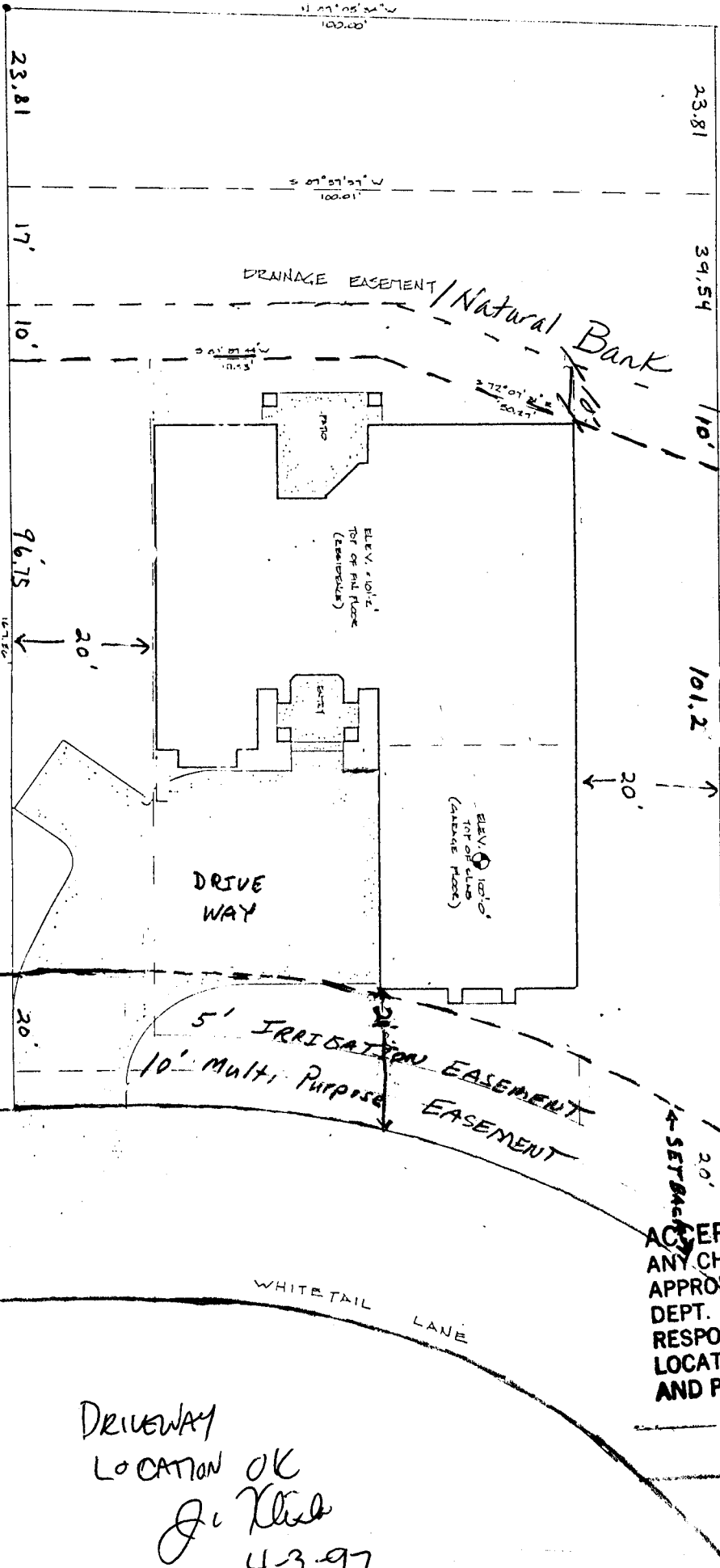
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date April 2-97
 Department Approval [Signature] Date 4-4-97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10068
 Utility Accounting [Signature] Date 4-4-97

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)

S
T
E
P
L
A
N
44' WHITE TAIL LANE



LOT - 32
 THE SEASONS AT TARA ROAD SUB.
 Filing # 4
 TAX # 2947-271-12-032
 194.37
 101.2

ACCEPTED ME 4-4-97
 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. Kline
 4-3-97