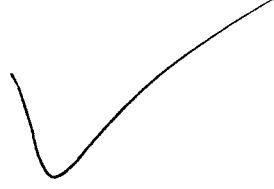


FEE \$ 10.⁰⁰
TCP \$ 500.⁰⁰

BLDG PERMIT NO. 58896

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 462 WHITETAIL ~~TRAIL~~ TAX SCHEDULE NO. 2947-271-12-021
SUBDIVISION SEASONS @ TIARA ~~TRAIL~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3122 HOUSE
790 GARAGE
FILING 4 BLK 1 LOT 21 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER THE SEASONS NO. OF DWELLING UNITS
(1) ADDRESS P.O. Box 9090 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 970-242-9482 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE
(2) ADDRESS P.O. Box 3741 DESCRIPTION OF WORK AND INTENDED USE: NEW
(2) TELEPHONE 970-242-2203 CONSTRUCTION OF SINGLE FAMILY RES.

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 PR4.4 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 20' from PL Special Conditions _____
Maximum Height _____
CENSUS TRACT 1401 TRAFFIC ZONE 666

PAID
FEB 3 1997
CME

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 1/23/97
Department Approval [Signature] Date 2/3/97
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9828
Utility Accounting [Signature] Date 2/3/97

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)

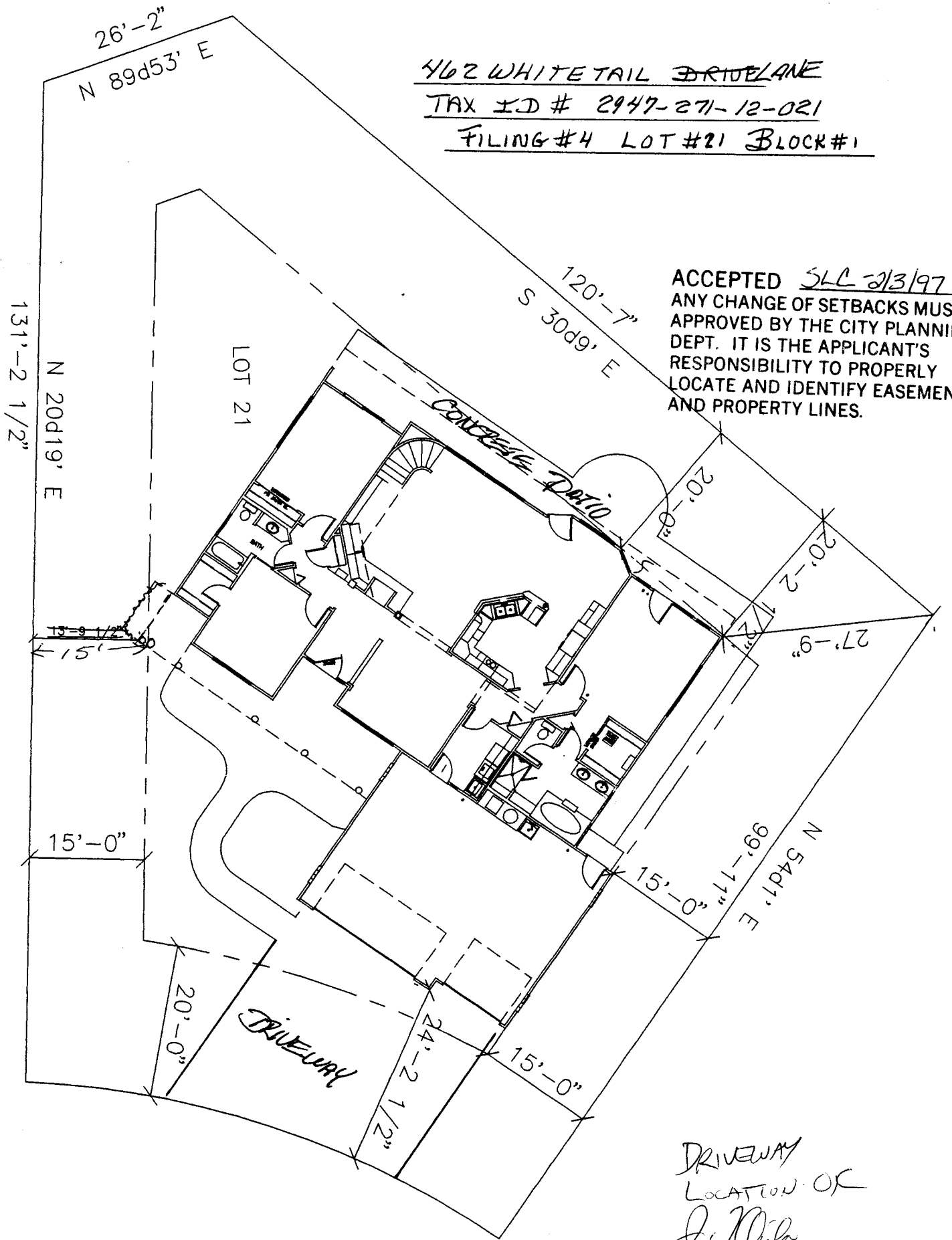
462 WHITETAIL BRIDLE LANE

TAX ID # 2947-271-12-021

FILING #4 LOT #21 BLOCK #1

ACCEPTED SLC 2/13/97

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. P. [Signature]
1-27-97