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|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |
| SIF \$ | 0 |



BLDG PERMIT NO. 07325

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 442 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-036

SUBDIVISION THE SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2381

FILING 4 BLK _____ LOT 36 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER WAYNE WESTERSON NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 442 WHITETAIL LANE NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT JIM WEST USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 759 HORIZON DR, G.J. DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 970-242-4310 SINGLE FAMILY RESIDENCE

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 15' from PL Rear 10' from PL Special Conditions _____

Maximum Height _____

CENSUS _____ TRAFFIC _____ 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 James D. West Date Oct 13 1998

Department Approval X. Valdez Date 10-13-98

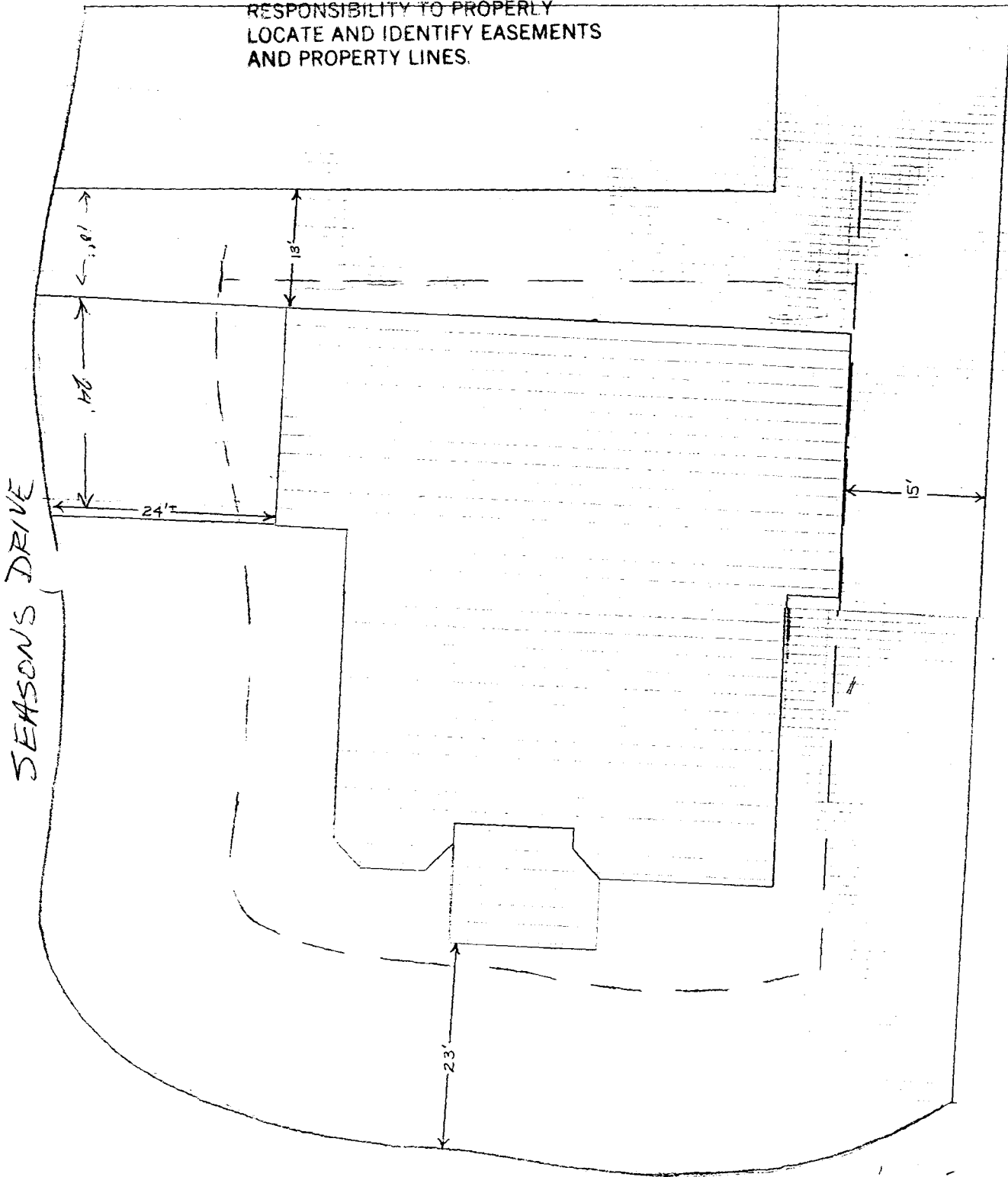
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11681

Utility Accounting W. Duneer Date 10/15/98

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)

ACCEPTED *KV 10-13-98*
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.



SITE PLAN
SCALE: 1/8" = 1.0'

WHITETAIL LANE

*Drive OK
Pick Downs
10-8-98*

10 WHITETAIL DR.