

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	—



BLDG PERMIT NO. 67553

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 444 Whitetail Ln. TAX SCHEDULE NO. 2947-271-12-037  
 SUBDIVISION Seasons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 +  
 FILING 4 BLK \_\_\_\_\_ LOT 37 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Thomas G. Harding NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 444 Whitetail Ln.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 255-0077  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS N/A  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE \_\_\_\_\_ New Home - Residential

**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 #4  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 10' from PL Special Conditions fence permit to be obtained later.  
 Maximum Height 18' CENSUS 140Z TRAFFIC 660 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).

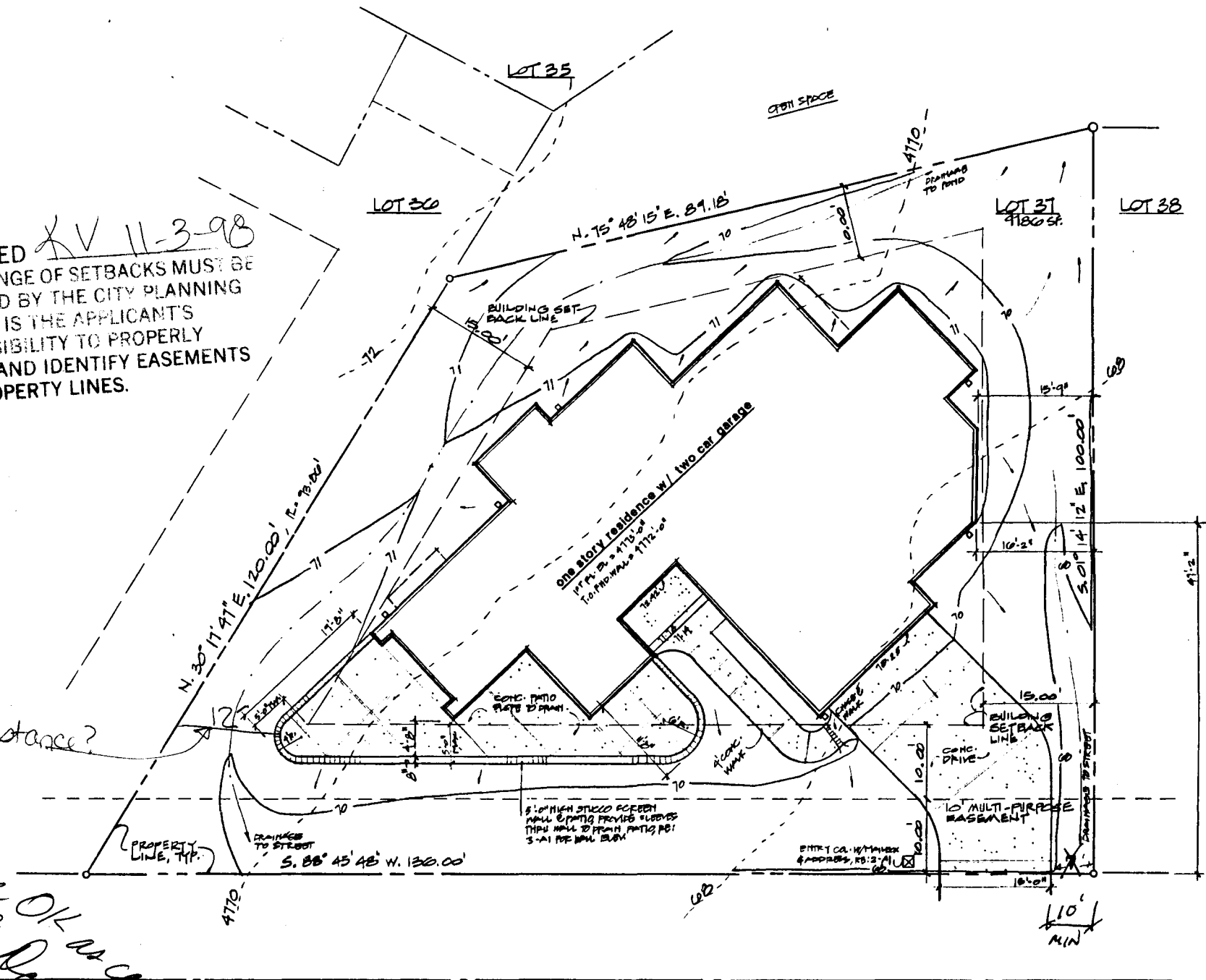
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Thomas G. Harding Date 11/2/98  
 Department Approval A. Valdez Date 11-3-98  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11722  
 Utility Accounting R. Duncan Date 11/3/98

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 *XV 11-3-98*  
 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.



*Drive OK as connected  
 Rock Down  
 11-2-98*

444 WHITETAIL LANE

*fence permit to be obtained later.*

444 Whitetail Ln.

Tom Harding

*RSE*