

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 645916

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Call when ready

BLDG ADDRESS 445 WHITETAIL LN MAX SCHEDULE NO. 2947 271 12 030
 SUBDIVISION THE SEASON AT TIARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2195^H/745^{GAR}
 FILING 4 BLK 1 LOT 30 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER CHARLES HOLLAND NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 445 WHITETAIL LN
 (1) TELEPHONE 970 257 9308 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS SINGLE FAMILY RES
 (2) ADDRESS P.O. Box 3741 DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION
 (2) TELEPHONE 970 242-2003 of NEW 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 PR4.4 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 driveway easement from PL Special Conditions Cannot overhang into easements
 Maximum Height 26' CENSUS 401 TRAFFIC 104 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 NO P. WITEN Date April 15, 1998
 Department Approval Ronnie Edwards Date 4-1-98

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 11146
 Utility Accounting Debi Overholt Date 4/6/98

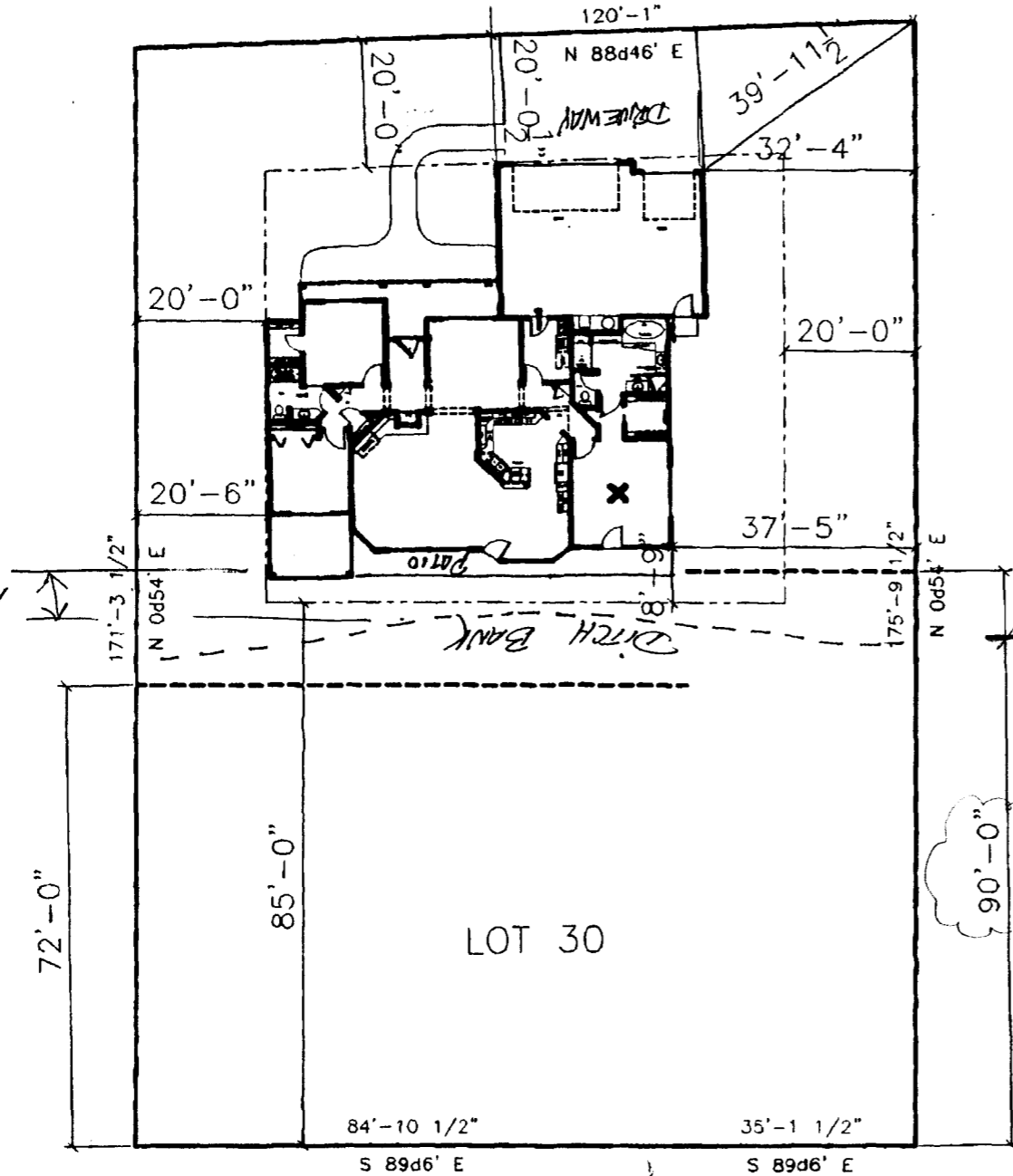
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

445 WHITETAIL LN.

2947-271-12-030
LOT #30 BL. #1 FILM 4
HOLLAND RESIDENCE
NEW SINGLE FAMILY.

REVENUE LOCATION OF
DE ASHBECK
4/1/98



ACCEPTED *P. Romie* 4/1/98
 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.

CF
N
W