

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 64597

*Call when ready*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 449 WHITAIL LN. TAX SCHEDULE NO. 2947-271-12-028  
 SUBDIVISION THE SEASONS @ TIARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2479<sup>#</sup>/558<sup>GR</sup>  
 FILING 4 BLK 1 LOT 28 SQ. FT. OF EXISTING BLDG(S) Ø  
 (1) OWNER Williams & Motzinger NO. OF DWELLING UNITS BEFORE: Ø AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 459 WHITETAIL LN. NO. OF BLDGS ON PARCEL BEFORE: Ø AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-242-5204 USE OF EXISTING BLDGS SINGLE FAMILY RES.  
 (2) APPLICANT WILCO ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) ADDRESS 70. Box 3841 CONSTRUCTION of RESIDENCE  
 (2) TELEPHONE 970-242-2203

**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-2.4 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 easement  
 Maximum Height 26' CENSUS 1401 TRAFFIC 04 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 [Signature] Date April 15, 1998  
 Department Approval [Signature] Date 4/1/98  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11147  
 Utility Accounting [Signature] 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)

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(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 449 WHITTAIL LN. TAX SCHEDULE NO. 2947-271-12-028

SUBDIVISION THE SEASONS @ TIARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2479<sup>#</sup>/558<sup>GAR</sup>

FILING 4 BLK 1 LOT 28 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Williams & Matzinger NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 459 WHITTAIL LN.

(1) TELEPHONE 970-242-5204 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 3541 DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 970-242-2203 CONSTRUCTION of 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 PH-2.1 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 easement

Maximum Height 26' CENSUS 1401 TRAFFIC 104 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).

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Applicant Signature [Signature] Date April 15, 1998

Department Approval [Signature] Date 4/1/98

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