

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	



BLDG PERMIT NO. 65857

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 452 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-026
SUBDIVISION THE SEASONS AT TARA ROAD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2160
FILING 4 BLK — LOT 26 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER MIKE WILLIS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 502 NORTH HILLSIDE CIRCLE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
ALPINE, UT 84004
(1) TELEPHONE _____ USE OF EXISTING BLDGS ~~SFR~~
(2) APPLICANT MOGENSEN + ASSOCIATES DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 2475 PHEASANT TRAIL CT. SFIZ
(2) TELEPHONE 241-7067

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 _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 15' from PL Rear 20' from PL
Maximum Height _____
CENSUS 1401 TRAFFIC 1060 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 [Signature] Date 6/26/98

Department Approval [Signature] Date 6-30-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11411

Utility Accounting B. Raymond Date 6/30/98

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)

96.09'

ACCEPTED SLC 16-30-98
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.

20' REAR YARD
SETBACK

56'-10 1/2"

15' SIDE YARD
SETBACK

15' SIDE YARD
SETBACK

171.83'

60'-5"

31'-6"

20'-4"

CONCRETE
DRIVEWAY

20' FRONT YARD
SETBACK

55.6'

21.4' CHORD
LENGTH

452 WHITETAIL LANE

DRIVEWAY LOCATION O.K.
W. Ashlock 6/29/98