

FEE \$ 10⁻
TCP \$ 500⁰⁰

BLDG PERMIT NO. 73348

EM

SIF - 0

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 446 WHITETAIL TAX SCHEDULE NO. 2947-271-12-038
SUBDIVISION SEASONS @ TIARA RADO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2250 + 560
FILING 4 BLK 1 LOT 38 SQ. FT. OF EXISTING BLDG(S) - 0 -
(1) OWNER DOUG & CAROL PHEGLEY NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2904 N. COURT
(1) TELEPHONE 245-7683 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WILCO ENT - DENNIS USE OF EXISTING BLDGS RESIDENCE
(2) ADDRESS PO Box 3741 GJ. DESCRIPTION OF WORK AND INTENDED USE: NEW
(2) TELEPHONE 242-2203 SINGLE FAMILY RES.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 15' from PL Rear 10' from PL
Maximum Height _____
CENSUS TRACT 1401 TRAFFIC ZONE 63

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). **PAID**

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). **CMS**

Applicant Signature [Signature] Date 12/27/99
Department Approval [Signature] Date 12/28/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12753
Utility Accounting [Signature] Date 12/28/99

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

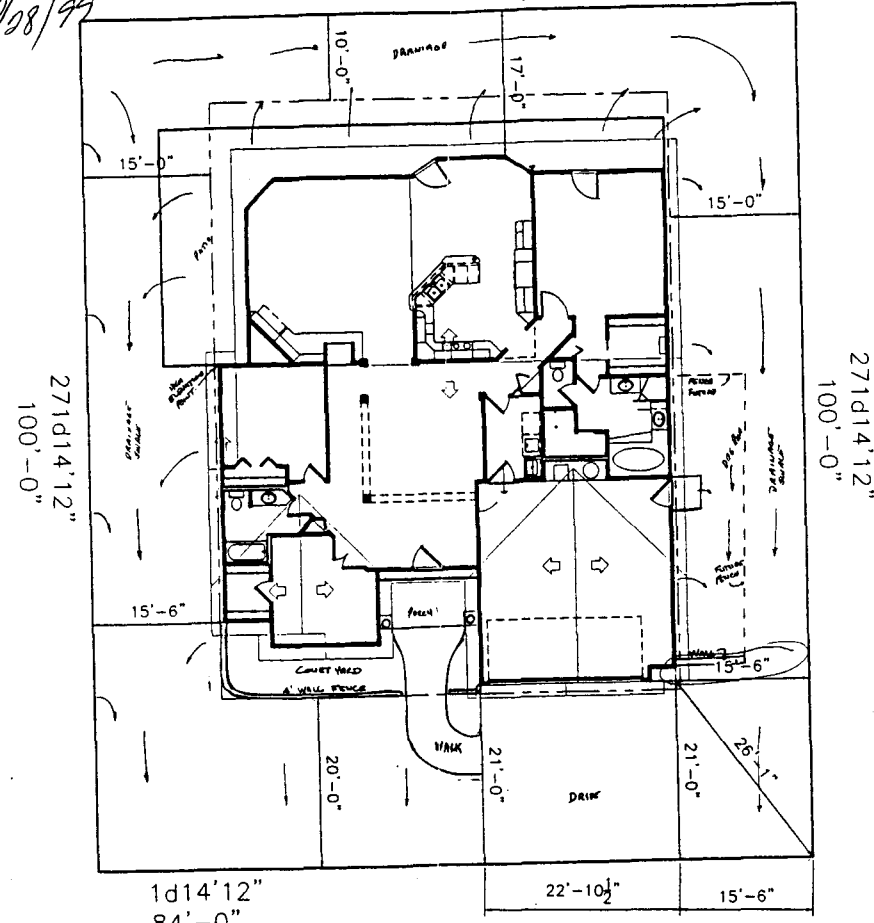
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

THE SEASONS AT TIARA RADO
LOT 38

1d14'12"
84'-0"

ACCEPTED *Mike Anagon 12/28/99*
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.



446-WHITETAIL

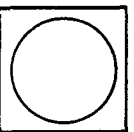
12/27/99
DRIVE O.K.
Knifer

PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

A
B
C
D
E
F
G
H

AUTO DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782



**PHEGLEY RES.
PLOT PLAN**

DRAWN BY AUTO DRAFT 12/27/99
DATE X-X-X
SCALE 1/8" = 1'-0"
SHEET 1

204-9-112 (R/B) 11/20/97 (M) 0261 00 49 91 12 130 742 840 86 1075060575 86 10750311011011-1044 C