

FEE \$	10
TCP \$	500
SIF \$	0



BLDG PERMIT NO. 69788

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

Handwritten initials

BLDG ADDRESS 448 WHITETAIL LANE TAX SCHEDULE NO. 2947-271-12-039

SUBDIVISION TIARA RADO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2075 HOUSE
786 GARAGE

FILING 4 BLK _____ LOT 39 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER THE SEASONS AT TIARA RADO ASSOC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 9090

(1) TELEPHONE (970) 242-9482 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MOGENSEN + ASSOC. USE OF EXISTING BLDGS NA

(2) ADDRESS 2475 PHEASANT TRAIL CT. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 241-7067 SINGLE FAM. RES.

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 _____
or _____ from center of ROW, whichever is greater

Side 15 from PL Rear 10 from PL Special Conditions does not include
courtyard wall-

Maximum Height 18' CENSUS 1402 TRAFFIC 65 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 4/22/99

Department Approval Ronnie Edwards Date 4/27/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12142

Utility Accounting Debi Overholt Date 4-27-99

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

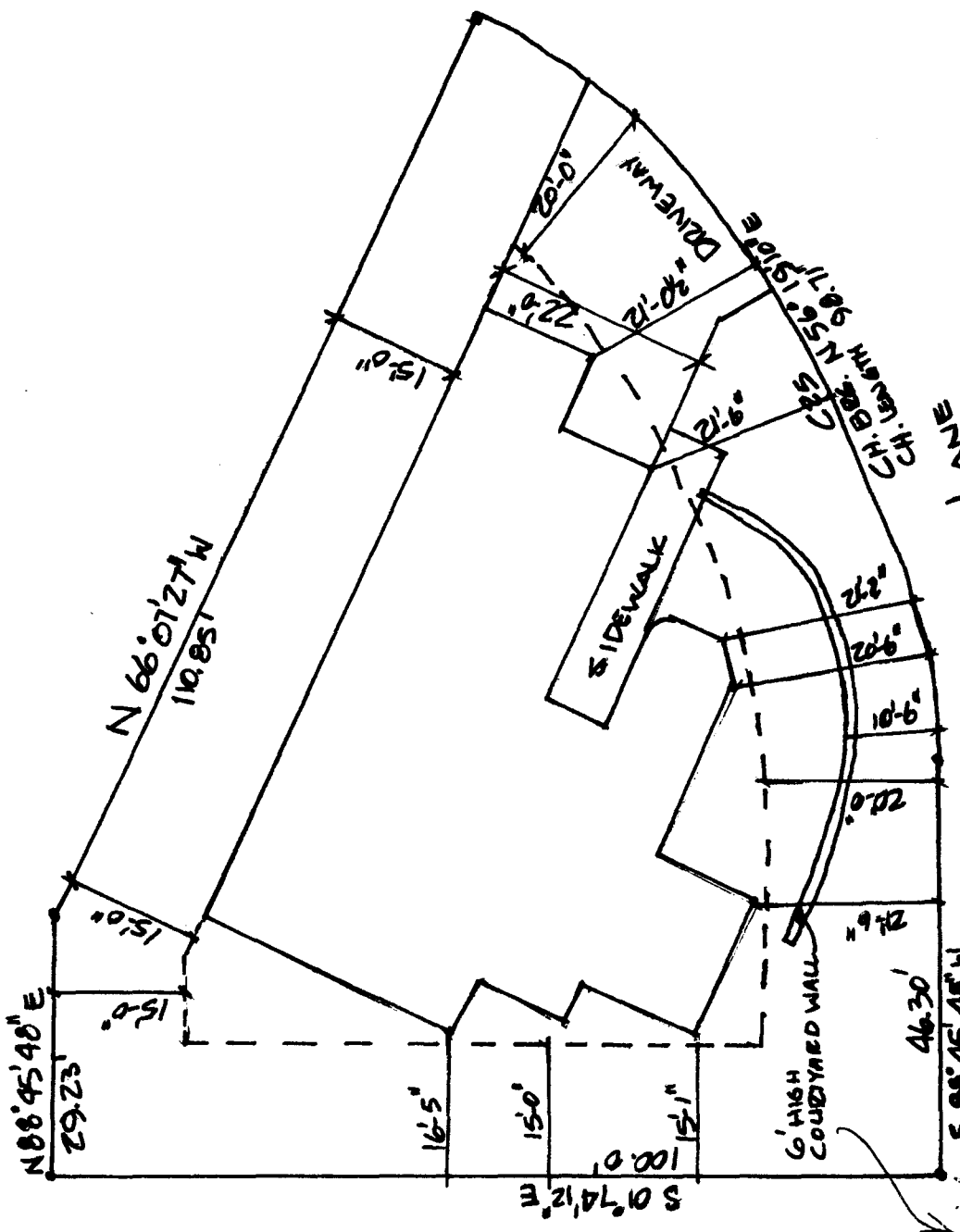
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

17

4/27/99
Danne

ACCEPTED FOR RECORDED INSTRUMENTS
BY COUNTY CLERK
COUNTY OF GRAND JUNCTION
PLANNING DEPARTMENT
4/27/99

448 WHITETAIL LANE
2947-271-12-039
THE SEASONS AT TIARA RADO
GRAND JUNCTION, CO.



OPTIONAL - 5' HIGH COURTYARD WALL
fence permit required at that time.

WHITETAIL LANE

Danne OK
Rick Danne
4-22-99

MOGENSEN & ASSOCIATES
241-7067
GRAND JUNCTION, CO 81506