

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	200

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

BLDG PERMIT NO. 75775



ex

Your Bridge to a Better Community

BLDG ADDRESS 451 WHITTETAIL LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 2040 SF
 TAX SCHEDULE NO. 2947-271-12-040 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SEASONS AT TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 2040 SF
 FILING 4 BLK _____ LOT 40
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER JACK & JANET WALKER
 (1) ADDRESS 1160 HOOSIER DRIVE
LARKSPUR, CO. 80118
 (1) TELEPHONE (303) 681-3166
 USE OF EXISTING BUILDINGS SF12
 (2) APPLICANT MOGENSEN & ASSOC.
 DESCRIPTION OF WORK & INTENDED USE SF12
 (2) ADDRESS 2475 PHEASANT TRAIL CT.
GRAND JUNCTION, CO. 81506
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____
 (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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 10' from PL Parking Req'mt 4
 Maximum Height 18' Special Conditions 15' setback from front for wall
 CENSUS 1401 TRAFFIC 66 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).

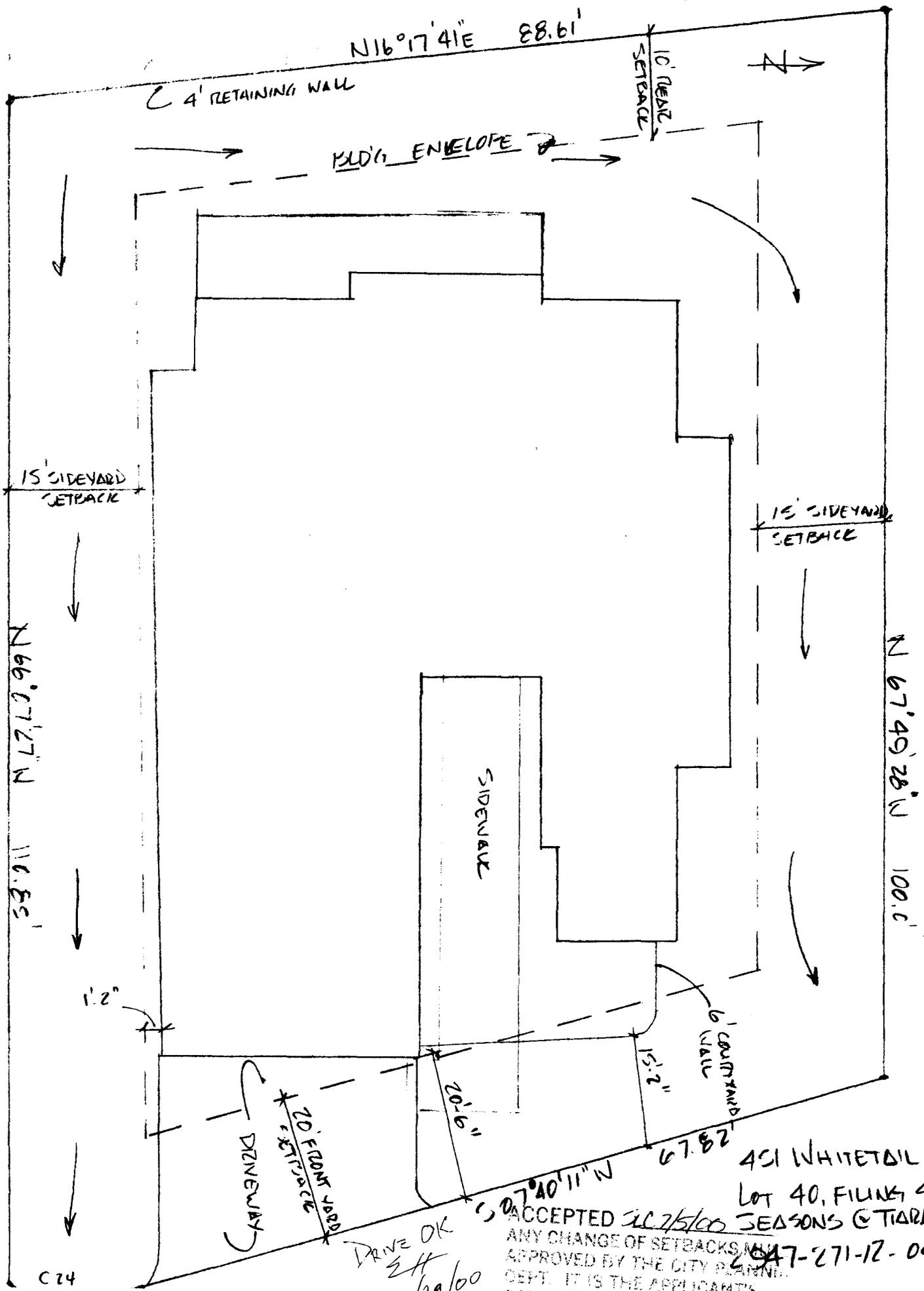
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date JUNE 27, 2000
 Department Approval [Signature] Date 7/5/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13215</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/5/00</u>

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)

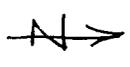


N16°17'41" E 88.61'

4' RETAINING WALL

BLDG ENVELOPE

10' REAR SETBACK



15' SIDEYARD SETBACK

15' SIDEYARD SETBACK

N66°07'27" N 110.85'

N67°49'28" W 100.0'

1.2'

DRIVEWAY
20' FRONT YARD SETBACK

20'6"

6' COURT YARD WALL
15'2"

67.82'

S07°40'11" W

451 WHITETAIL LANE
LOT 40, FILING 4
SEASONS @ TIARA RAY

DRIVE OK
2/11/00
6/29/00

ACCEPTED 2/27/00
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.
6047-271-12-040

C24