

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	—

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

BLDG PERMIT NO. 81787



Your Bridge to a Better Community

BLDG ADDRESS 464 Whitetail LN SQ. FT. OF PROPOSED BLDGS/ADDITION 2684

TAX SCHEDULE NO. 2447-271-12020 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Season's TOTAL SQ. FT. OF EXISTING & PROPOSED 2684

FILING 4 BLK \_\_\_\_\_ LOT 20 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER James McCall NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2083 So. Broadway USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 242-1898 DESCRIPTION OF WORK & INTENDED USE New House

(2) APPLICANT Chuck Eddy TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 3131 D Rd.

(2) TELEPHONE 434-9322

**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 15' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

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 James McCall Date 9-27-01

Department Approval Cheryl Johnson Date 9-27-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14226</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/27/01</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)

White Tale DR.

Drive Way

20'

30'

20'±

Front ↑

Show DRIVEWAY



22'

# Drive Ok  
9/27/01

44'

22'

24'

North ↓

ACCEPTED *e. Jane Silver* 9/27/01  
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.