

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 833/2



Your Bridge to a Better Community

[Handwritten signature]

BLDG ADDRESS 345 SERPENTS TRAIL DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 3510 (3510)

TAX SCHEDULE NO. 2945-192-10-001 (Lot 2) SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION CANYON RIM TOTAL SQ. FT. OF EXISTING & PROPOSED 3510

FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER WILTGEN / KING-ANDERSON NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 569 S. WESTGATE DR #2 USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 970-242-2203 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT WILCO ENTERPRISES, LLP. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PI Box 3741 G.J. Co 8150Z

(2) TELEPHONE 970-242-2203

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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Require approval from Lic. eng. HCD approval
 CENSUS 7-101 TRAFFIC U3 ANNEX# _____

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).

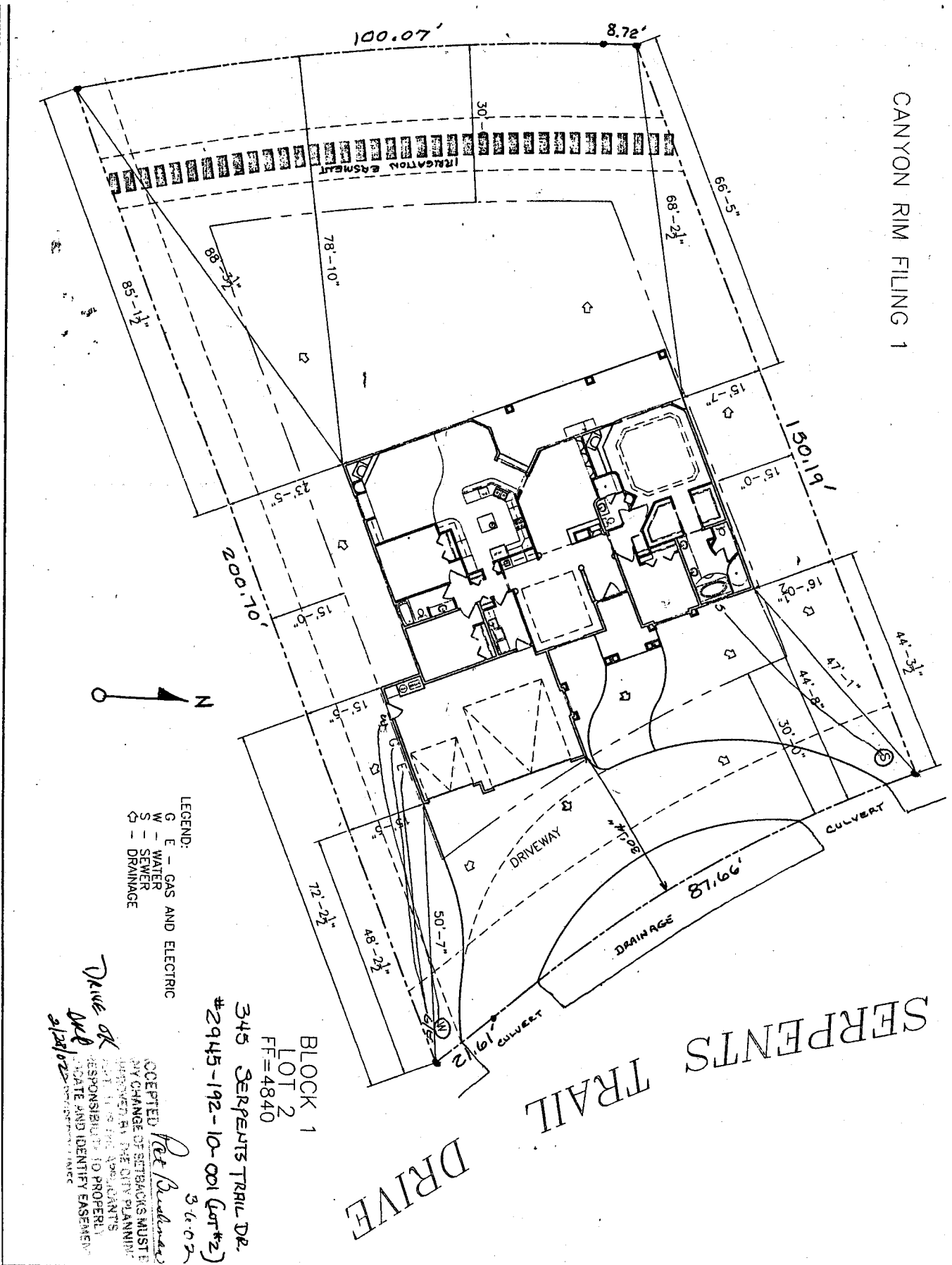
Applicant Signature [Signature] Date 2/20/02

Department Approval [Signature] Date 3-6-02

Additional water and/or sewer tap fee(s) are required:	YES <u>[initials]</u>	NO	W/O No <u>4636</u>
Utility Accounting <u>[Signature]</u>		Date <u>3/6/02</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



SERPENTS TRAIL DRIVE

WILCO ENTERPRISES
 PO BOX 3741, GRAND JUNCTION, CO 81502
 (970) 242-2203

DATE	3-22-02
BY	1/8/02
SCALE	AS SHOWN
PROJECT	X OF X

CANYON RIM
BLOCK 1 - LOT 2

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

1	2	3	4	5	6	7	8	9	10
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