

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 80845



Your Bridge to a Better Community

*(Handwritten initials)*

BLDG ADDRESS 443 WHITETAILED LN SQ. FT. OF PROPOSED BLDGS/ADDITION 3900

TAX SCHEDULE NO. 2947-271-12-03 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RANCH TOTAL SQ. FT. OF EXISTING\* & PROPOSED 3900

FILING 4 BLK \_\_\_\_\_ LOT 31

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:  
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS RESIDENCE

DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

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

(1) OWNER TERRY LEEVER

(1) ADDRESS 583 RIO LINDA LN

(1) TELEPHONE 242-8907

(2) APPLICANT GREG DUFF

(2) ADDRESS 2099 K RD

(2) TELEPHONE 858-1490

**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 X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 20 from PL, Rear See Note #3 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 [Signature] Date 10/30/02

Department Approval [Signature] Date 10/30/02

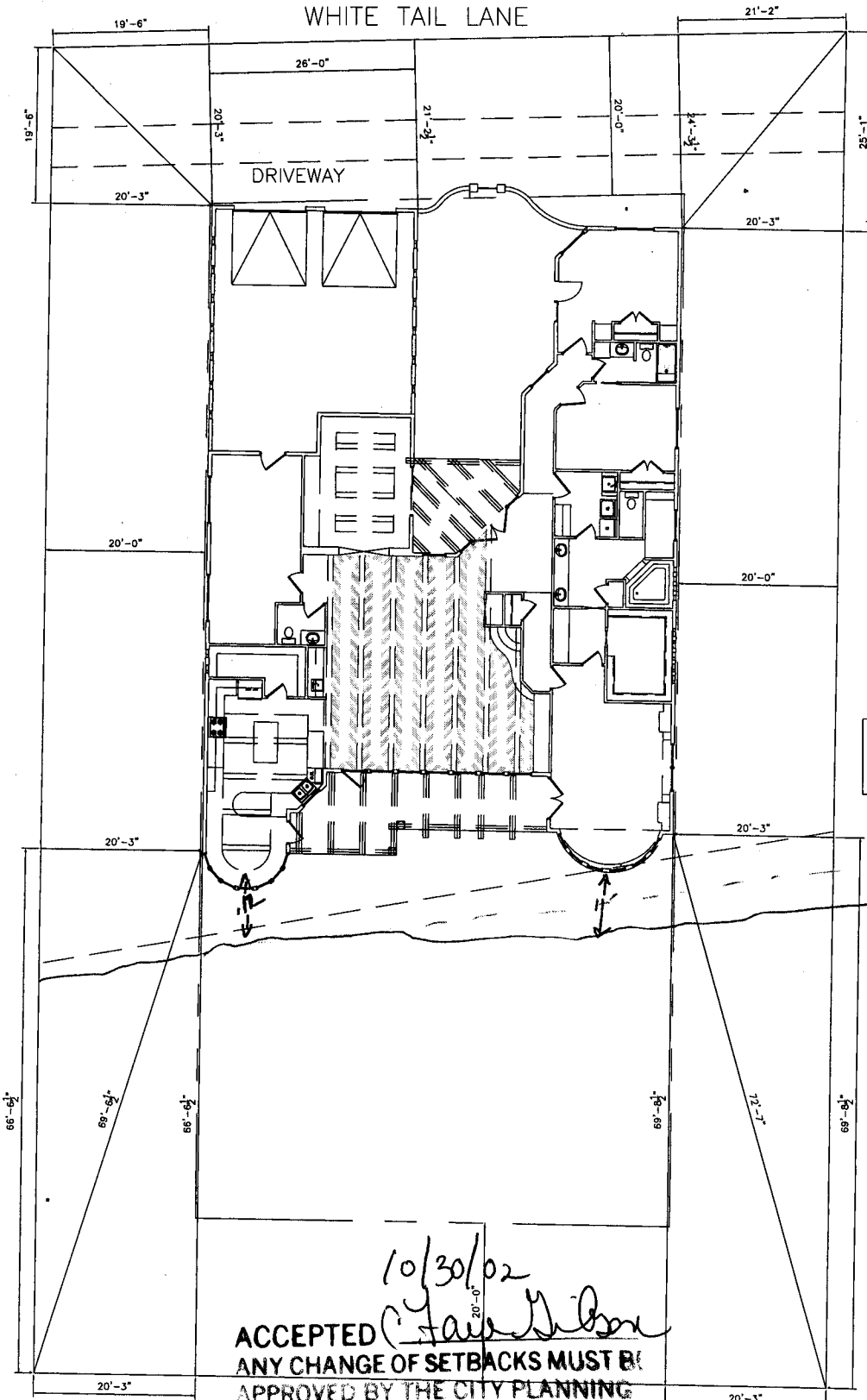
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15436</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/30/02</u>

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)

443 WHITE TAIL LN.  
AMERICAN PROPERTIES  
858-1490 THE SEASONS

code  
w  
10/22/02



LOT 31  
FIL. 4

NOTE:  
BUILDER TO VERIFY  
ALL EASEMENTS AND  
SET BACKS ON SIGHT

Drainage easement

10/30/02

ACCEPTED *[Signature]*  
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