

FEE \$	10.00
TCP \$	1534.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 460 WHITETAIL LN. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-271-12-022 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision SEASONS Sq. Ft. of Lot / Parcel 9167
 Filing 4 Block _____ Lot 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2747
 OWNER INFORMATION: Height of Proposed Structure 22'

Name Robert & Aelyn Whitehorse DESCRIPTION OF WORK & INTENDED USE:
 Address 3201-South Fulton Ct. New Single Family Home (*check type below)
 City / State / Zip DENVER CO. 80231 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION: *TYPE OF HOME PROPOSED:
 Name LOPEZ CONST. Site Built Manufactured Home (UBC)
 Address 3032- E 1/2 Rd. Manufactured Home (HUD)
 City / State / Zip Grand Jct. Co. Other (please specify): _____
 Telephone 970-434-5954, 970-234-9451 NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Please see note for</u>
Voting District <u>A</u> Driveway Location Approval <u>RAD</u> <u>Since</u> <small>(Engineer's Initials)</small>	

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).

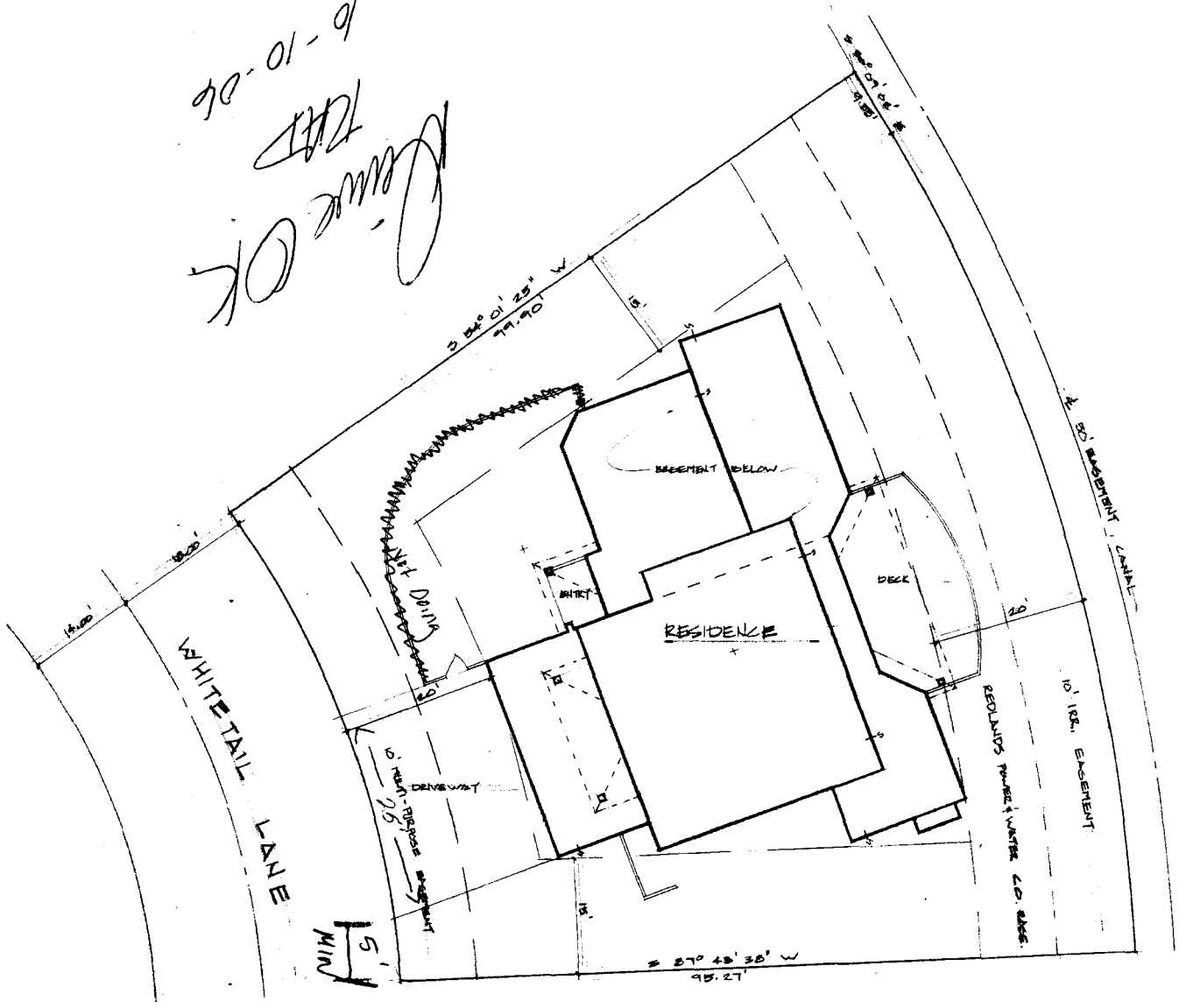
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Chuck Lopez Date Oct-9-06
 Department Approval NA / [Signature] Date 10/11/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19551</u>
Utility Accounting <u>[Signature]</u> Date <u>10-11-06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10-10-06
[Handwritten signature]
 OK



ACCEPTED *NAC/Nishu* *10/11/06*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

400 WHITETAIL LANE
 LOT 22 (9167 SQ. FT.)
 THE SEASONS AT TIARA RADO PLING NO. 4
 GRAND JUNCTION
 MESA COUNTY
 COLORADO
 U.S.A.

S I T E P L A N

