

FEE \$ 5.00

BLDG PERMIT NO. 50616

TCP-500.00

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 459 Seasons Dr. TAX SCHEDULE NO. 2947-271-00-038
SUBDIVISION The Seasons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1840
FILING 4 BLK LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER The Seasons at TiaraRado Ass. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS Bx 9090, G.J. 81501
(1) TELEPHONE 242-9482 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Chaparral West, Inc. USE OF EXISTING BLDGS Res
(2) ADDRESS 626 32 Rd, Clifton DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 434-2160 New Res.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures
SETBACKS: Front 27' from property line (PL) or Parking Req'mt
from center of ROW, whichever is greater
Special Conditions
Side from PL Rear from PL Per Filing #4 Site Plan
Maximum Height
CENSUS TRACT TRAFFIC ZONE

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

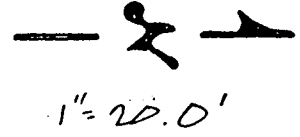
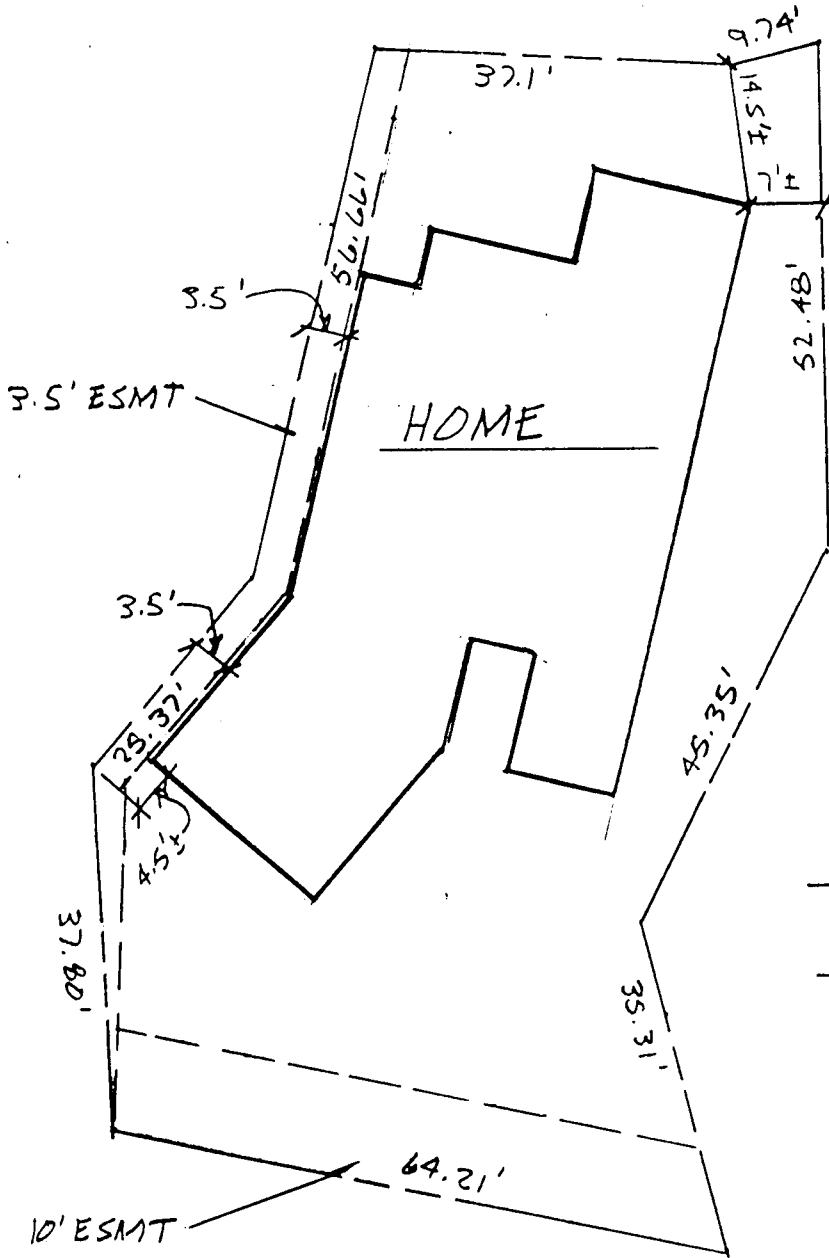
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/25/94
Department Approval [Signature] Date 8/26/94

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 2907
Utility Accounting [Signature] Date 10-17-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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



LOT 3, SEASONS  
FILING 4

SEASONS DRIVE

ACCEPTED *ASL* 8/26/94  
 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.