

FEE \$ 5.00

BLDG PERMIT NO. 50615

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 461 Season's Dr. TAX SCHEDULE NO. 2947-271-00-038
 SUBDIVISION The Seasons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1840
 FILING 4 BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER The Seasons at Tierra Lado HSS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS BX 9090 RJ 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 Re-s
 (2) ADDRESS 626 32nd 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 _____ from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions 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).

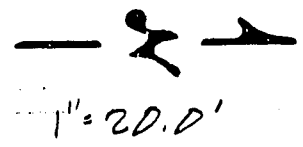
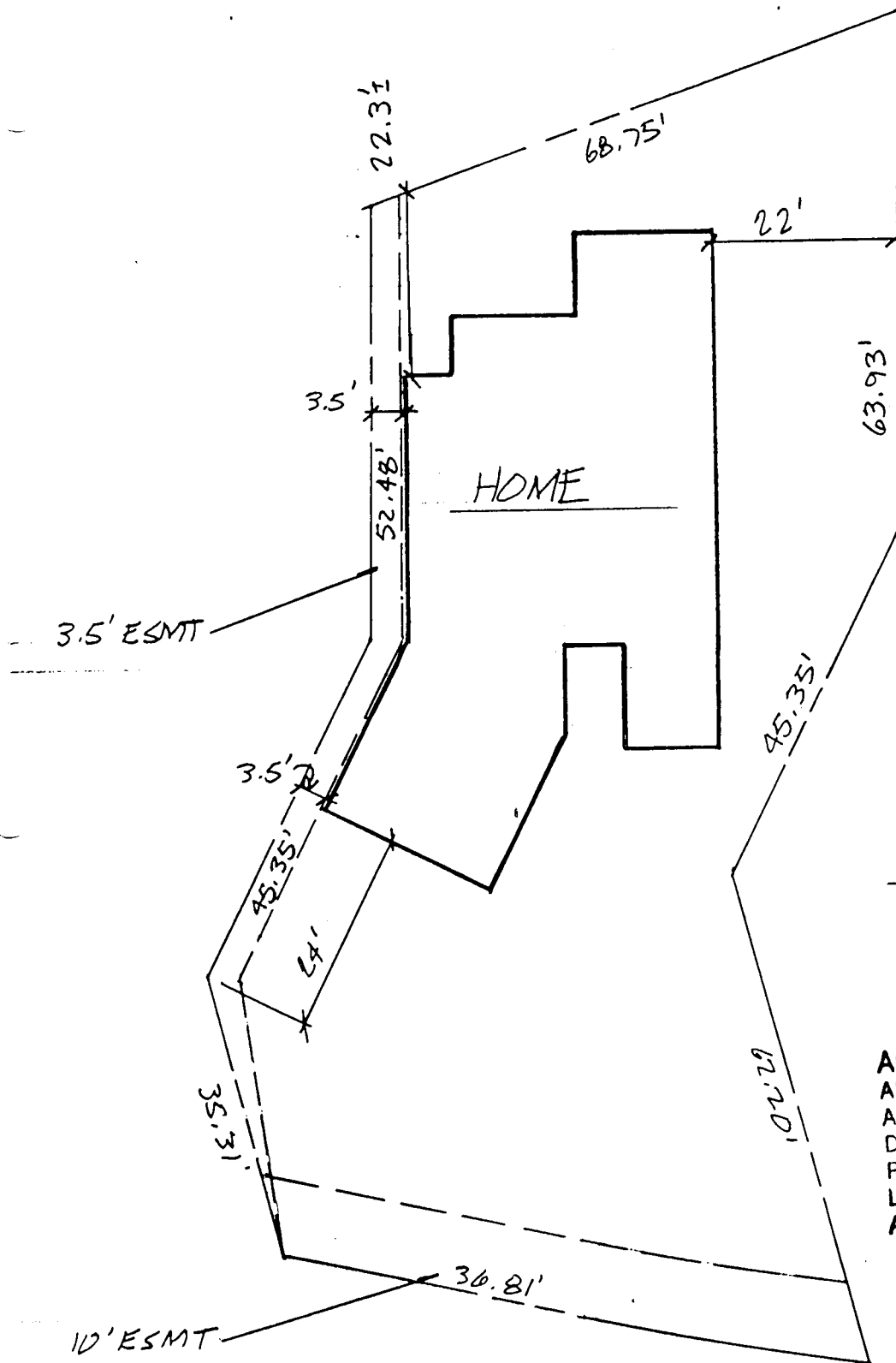
Applicant Signature Jay Helton Date 8/25/94
 Department Approval Bonnie Edwards Date 8/26/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7906

Utility Accounting C. Richardson 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 2, SEASONS
FILING 4

ACCEPTED *DSE 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.

SEASONS DRIVE