

FEE \$ 5.00

BLDG PERMIT NO. 50311

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 463 Seasons Dr. TAX SCHEDULE NO. 2947-271-00-038
 SUBDIVISION The Seasons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1840
 FILING 4 BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER The Seasons at Tigra Lake ^{A.S.S.} 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 636 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 _____ from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____ Per Filing #4 Site Plan
 CENSUS TRACT _____ TRAFFIC ZONE _____

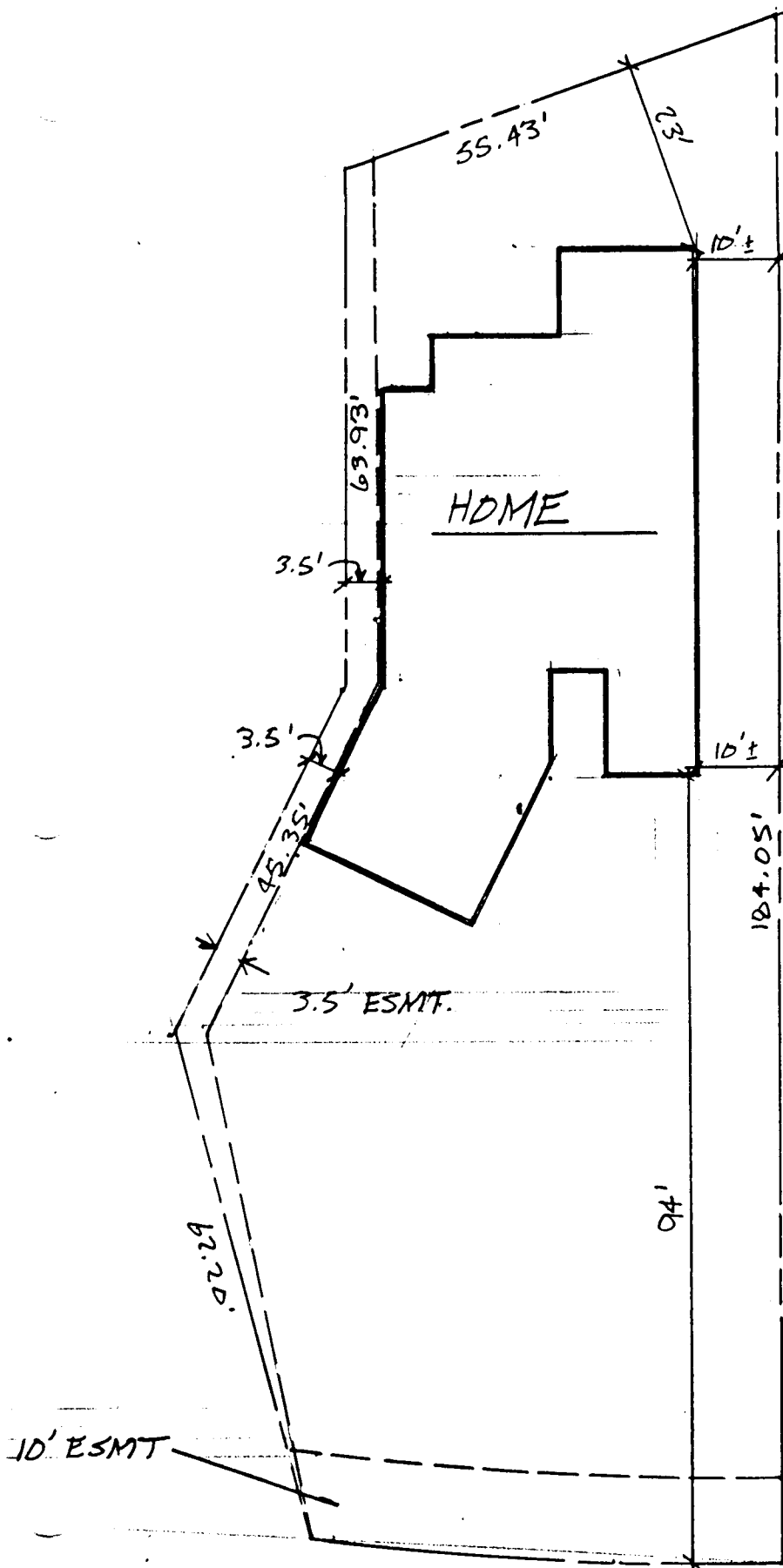
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Way Heloe Date 8/25/94
 Department Approval Lonnie Edwards Date 8/26/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7905
 Utility Accounting Chaudron 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)



1" = 20.0'

LOT 1, SEASONS

FILING 4

ACCEPTED *[Signature]* 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