

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 53247

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

5010-0480-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 457 SEASONS DR TAX SCHEDULE NO. 2947-271-12-004
 SUBDIVISION THE SEASONS @ TIARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 4 BLK - LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER SEASON / TIARA PADD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 9090 G.S. CO.
 (1) TELEPHONE 970-242-2202 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT WJCD CONSTRUCTION USE OF EXISTING BLDGS 0
 (2) ADDRESS P.O. Box 3741 DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 970-242-2202 CONSTRUCTION / SINGLE FAMILY RESIDENCE

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 FR 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 See building envelope attached
 Maximum Height _____ CENS.T. 14 T.ZONE 67 ANNEX# _____

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).

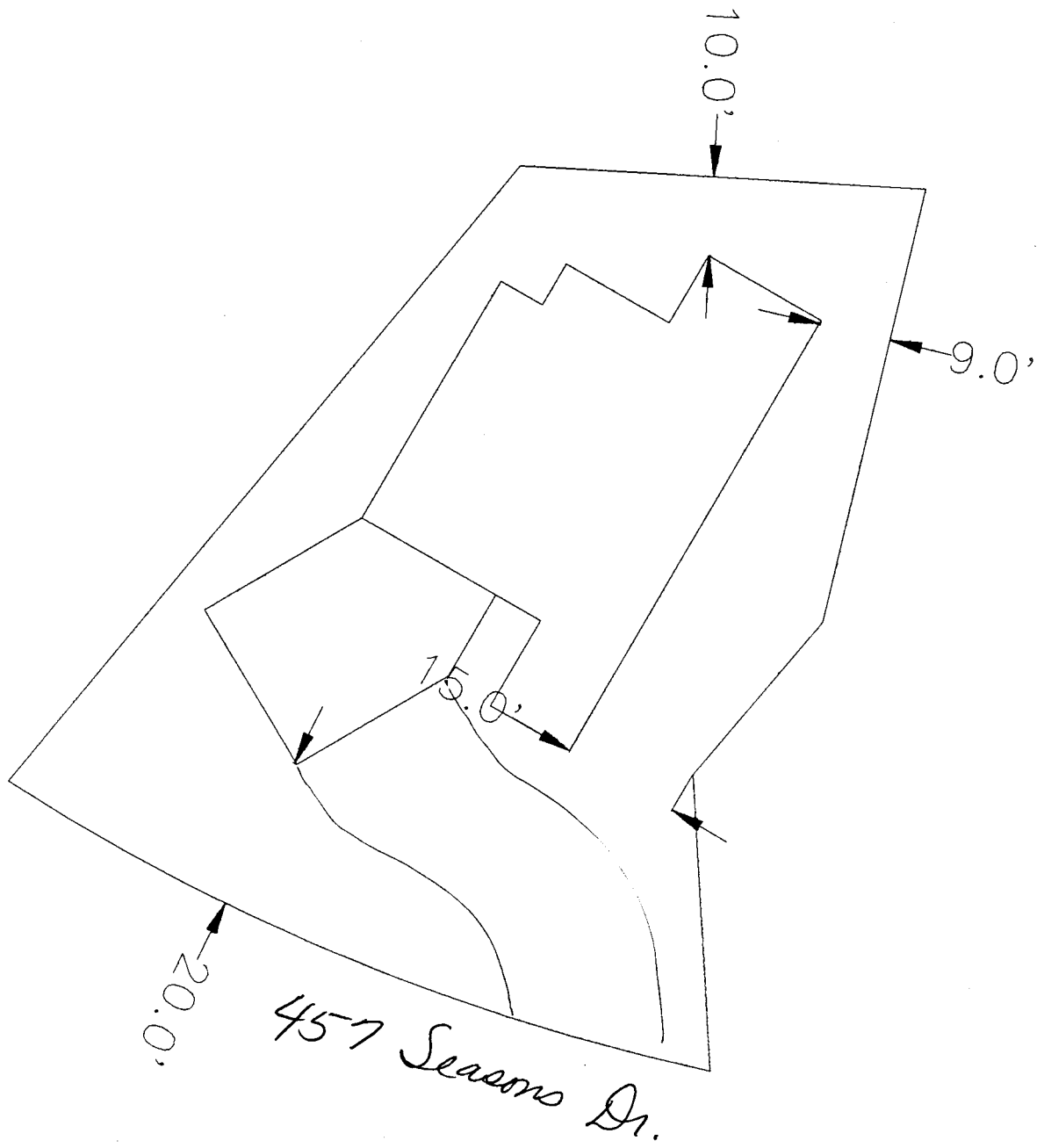
Applicant Signature [Signature] Date 8/29/95
 Department Approval Ronnie Edwards Date 8/29/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8571- S/F
 Utility Accounting Mellie Joubert Date 8-29-95

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)

ACCEPTED *Ronnie* 8/29/95
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.



FADO COURSE

LOT # 4 The Seasons @ TIARA
KADO SUB. FILING # 4
TAX # 2947 - 271 - 12 - 004

VALUES SHOWN ARE MINIMUM
SET-BACK DISTANCES FROM
THE BUILDING OUTLINE, PER-
PENDICULAR TO THE PROPERTY
LINE. (TYPICAL)

