

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 54013

Handwritten initials and mark

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

5010-0600-01-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	461 SEASONS DR	TAX SCHEDULE NO.	2947-271-00038
SUBDIVISION	THE SEASONS AT TIARA RADO	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	420
FILING	4 BLK — LOT 2	SQ. FT. OF EXISTING BLDG(S)	1802
(1) OWNER	THE SEASONS AT TIARA RADO ASSOCIATES	NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1	THIS CONSTRUCTION
(1) ADDRESS	626-32 RD CLIFTON	NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1	THIS CONSTRUCTION
(1) TELEPHONE	434 2160	USE OF EXISTING BLDGS	SFR
(2) APPLICANT	CHAPARRAL WEST INC	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	626-32 RD CLIFTON		
(2) TELEPHONE	434 2160		ROOM ADDITION -

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 4.4	Maximum coverage of lot by structures	
SETBACKS: Front	_____ from property line (PL)	Parking Req'mt	
or	_____ from center of ROW, whichever is greater	Special Conditions	per building envelopes
Side	_____ from PL	Rear	_____ from PL
Maximum Height	_____	CENS.T.	14 T.ZONE 66 ANN#

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).

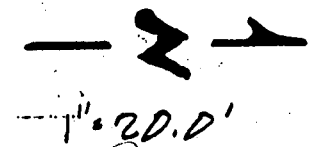
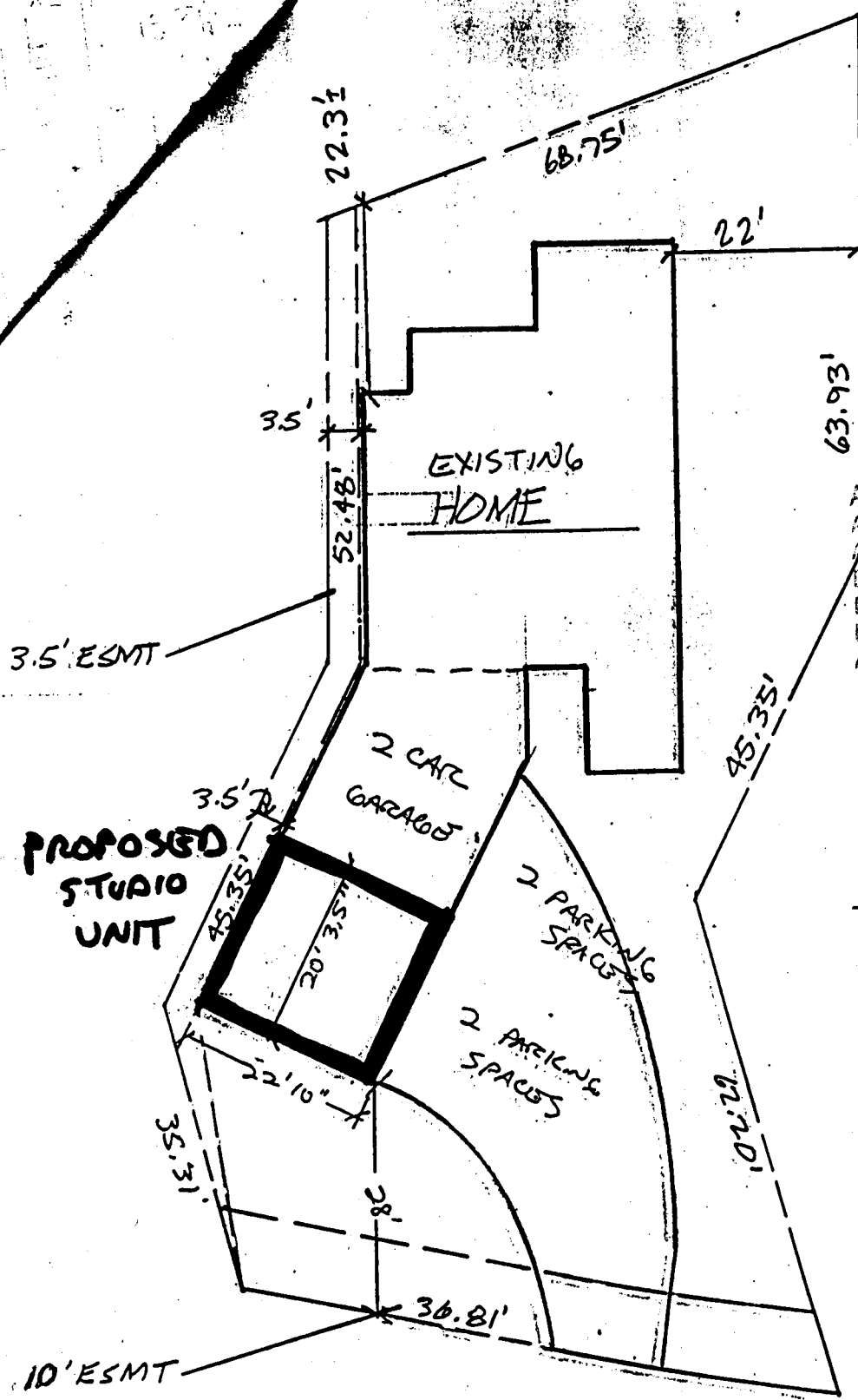
Applicant Signature	<i>Jan Waut</i>	Date	11-3-95
Department Approval	<i>Ronnie Edwards</i>	Date	11-3-95

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. N/A - no change in S/F use

Utility Accounting *Miller Fowler* Date 11-3-95

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)



1" = 20.0'

Connie 11/3/95

ACCEPTED
 ANY CHANGE OF LOTS/DAS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

LOT 2, SEASONS
FILING 4

*letter - of use
 (no kitchen)
 ACCO-reg'd.*

SEASONS DRIVE

Dave
 434-2160