

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 53419

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

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5010-0500-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2070 Snow Mesa Lane TAX SCHEDULE NO. 2947-271-12-007
 SUBDIVISION THE SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810
 FILING 4 BLK - LOT 7 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER THE SEASONS @ TIARA RADU NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 9090 G.J. Co
 (1) TELEPHONE 242-9482 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS -
 (2) ADDRESS PO Box 3741 G.J. Co DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 242-2203 SINGLE FAMILY 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 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
 Side _____ from PL Rear _____ from PL according to building envelopes
 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 [Signature] Date 9/11/95
 Department Approval [Signature] Date 9-12-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8602 S/F

Utility Accounting [Signature] Date 9-12-95

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)

2070 SNOW MESA LANE

FILING #4 BLK 0 LOT 7

SEASONS 2 TILLA RADO

ACCEPTED Ronnie 9/12/95
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.



