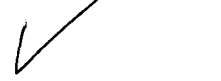


FEE \$ 10⁰⁰

BLDG PERMIT NO. 53105

TCP 500⁰⁰

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



S.O.-0615-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 455 WHITTAIL LN. TAX SCHEDULE NO. 2947-021-12-017
 SUBDIVISION SEASONS AT TIARA TRADO SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 4 BLK - LOT 17 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THE SEASONS AT TIARA TRADO ASSOCIATES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 626-32 RD CUFTON NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434 2160 USE OF EXISTING BLDGS N/A
 (2) APPLICANT CHAPARRAL WEST INC DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 626-32 RD CUFTON NEW SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 434-2160

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 15' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side per Site Plan - patio from PL Rear _____ from PL homes Special Conditions _____
 Maximum Height 18' CENSUS TRACT 14 TRAFFIC ZONE ? none

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).

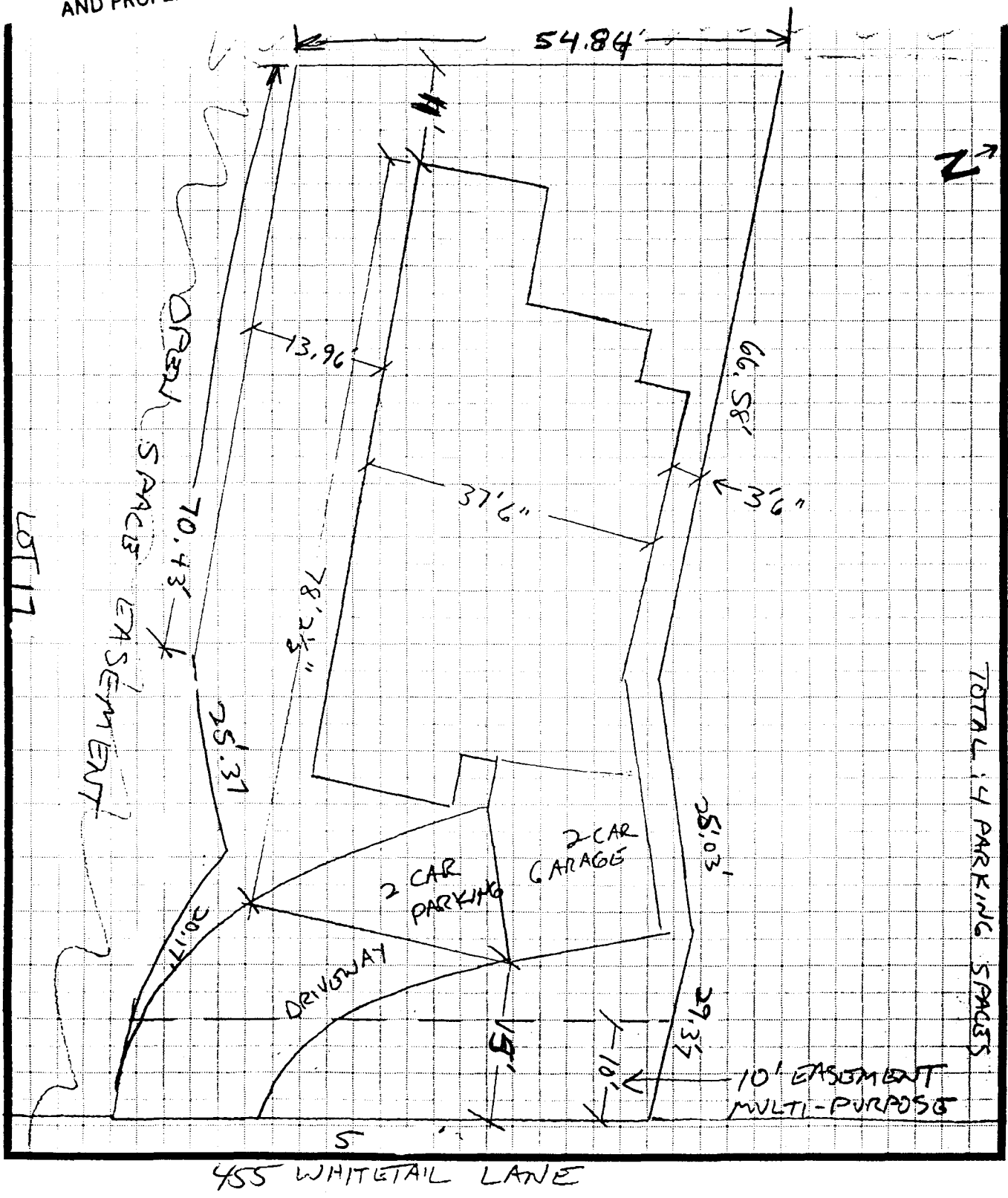
Applicant Signature Don Ables Date 8-11-95
 Department Approval Donnie Edwards Date 8-15-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8540-S/F
 Utility Accounting Mellie Fowler Date 8-15-95

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)

ACCEPTED *Ronnie 8/15/95*
 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.



Seasons @ Tiara Rado Fil. #4