

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 54622

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

TOP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 450 SEASONS DR. TAX SCHEDULE NO. 2947-271-12-033
THE SEASONS AT TIARA
 SUBDIVISION RADO. SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2854
 FILING 4 BLK _____ LOT 33 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER MIKE + JAN HENWOOD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 407 STONERIDGE CT. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT DAWAYNE MARTIN USE OF EXISTING BLDGS _____
 (2) ADDRESS 1712 GLENWOOD AVE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-7365 CONST NEW 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 PR Maximum coverage of lot by structures _____
 SETBACKS: Front see building envelopes as shown on plan from property line (PL) _____ Parking Req'mt 2 spaces
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions ACCO approval required -
 Maximum Height _____ ideally might be extended into future - recommend limited to 14' as existing in area would be
 CENS.T. 14 T.ZONE 62 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 Dawayne Martin Date 12-28-95
 Department Approval Randy Porter Date 12-28-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8845

Utility Accounting Art D. [Signature] Date 12/28/95

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)

SEASONS

DRIVEWAY CURB CUT

15'-0" UTILITY AND IRRIGATION EASEMENT

25'-0" DRIVEWAY

Building Envelope

204.63'

21'-4"

PROPOSED NEW HOUSE

33

10320 SQ FT

184.37'

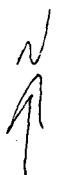
CONC. SLAB

90'-0"

42'-0"

111.99'

0.54 AC.



Existing Driveway Location O.K.
No driveway permit req'd.
J. D. Hewitt
12-28-45

56/84/61 84

RESPECTIVE PROPERTY LOCATIONS AND PROPERTY LINES