

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 58300

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

✓TOP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 458 SEASONS DRIVE TAX SCHEDULE NO. 2947-271-12-010
 SUBDIVISION SEASONS @ TIARA LAKE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1664
 FILING 4 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER THE SEASONS @ TIARA LAKE NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 2090
 (1) TELEPHONE (970) 242-9482 NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS RESIDENCE Ø
 (2) ADDRESS P.O. Box 3742 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE (970) 242-2202 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 RZ 4.4 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 PERZ APPROVED PLOT
 Maximum Height _____ PLAN _____
 CENSUS TRACT _____ TRAFFIC ZONE _____

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 Nov 15th 1996

Department Approval [Signature] Date 11/22/96

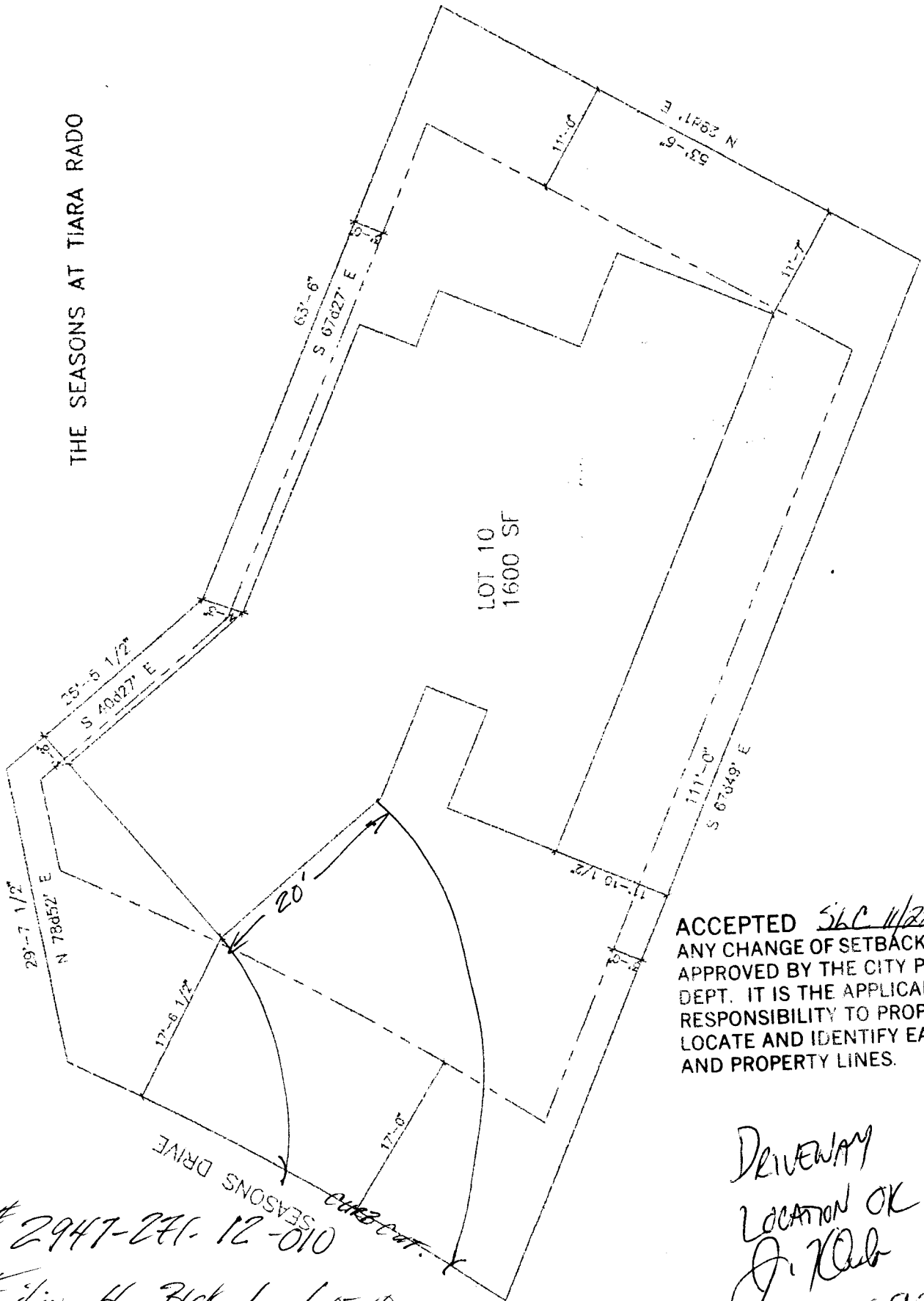
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9681

Utility Accounting [Signature] Date 11-22-96

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)

THE SEASONS AT TIARA RADO



ACCEPTED SLC 11/22/96
 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.

DRIVEWAY
 LOCATION OK
 J. K. [Signature]
 11-15-96

TAX # 2947-241-12-010
 Filing 4 Bld 1. Lot 10.
 458 SEASON DRIVE.