

FEE \$ 10-  
TCP \$ 500-

BLDG PERMIT NO. 57871

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

✓  
TCP

SD16-0665-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 460 SEASONS DR. TAX SCHEDULE NO. 2947-271-12-01

SUBDIVISION THE SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630

FILING 4 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER the Seasons @ Tierra Rada NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS PO Box 9090

(1) TELEPHONE 242 9482 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS RESIDENCE 0 -

(2) ADDRESS 545 EZ Rio Court DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242-2203 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 PR4.4 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
Maximum Height \_\_\_\_\_

Parking Req'mt \_\_\_\_\_  
Special Conditions Per Bldg Envelopes

CENS.T. \_\_\_\_\_ T.ZONE 666 ANN# 1401

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 10/9/96

Department Approval [Signature] Date 10-15-96

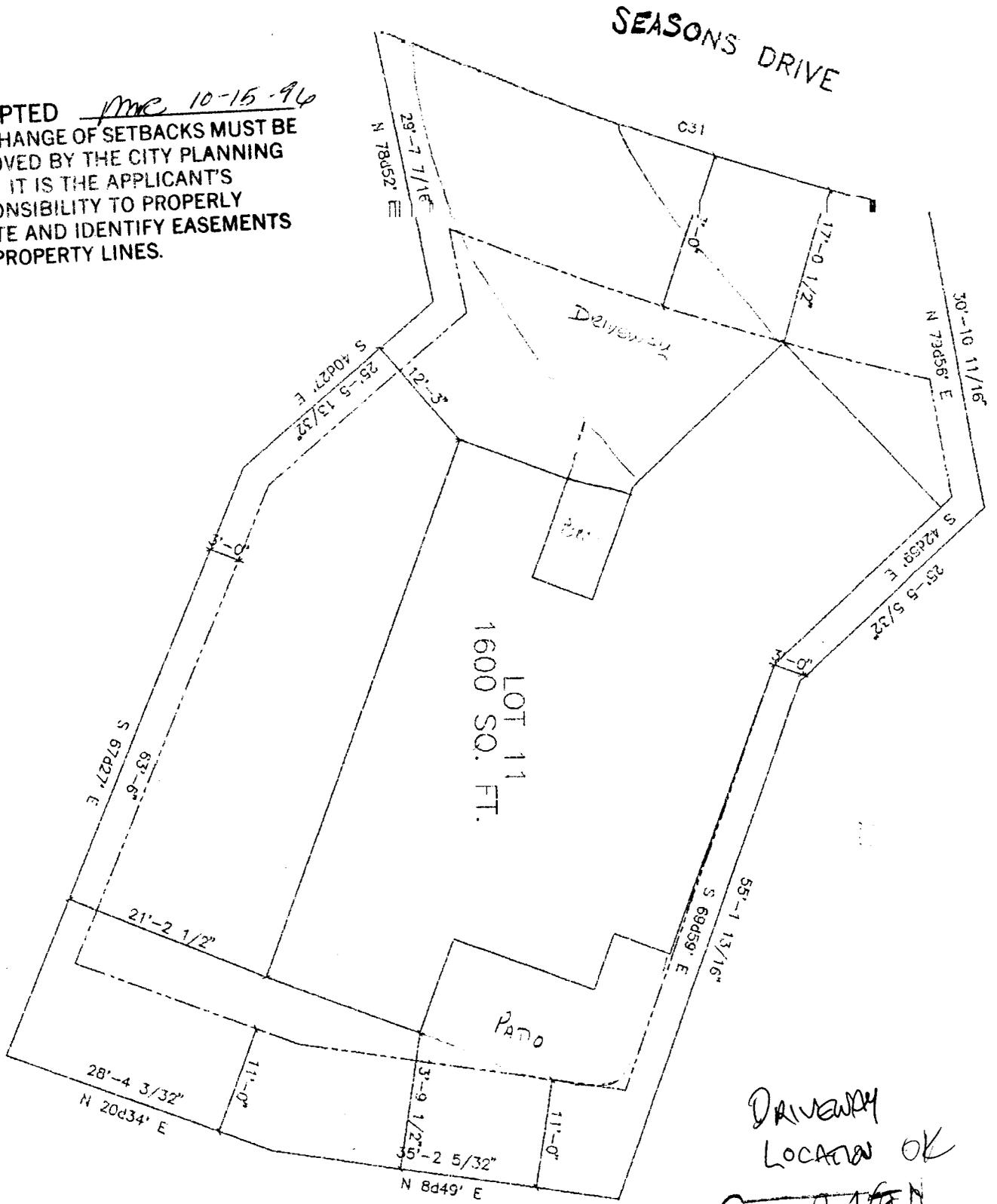
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9580 - S/F

Utility Accounting [Signature] Date 10-15-96

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)

ACCEPTED MAR 10-15-96  
 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. [Signature]  
 10-10-96

460 SEASONS DRIVE  
 TAX # 2947-271-12-011

LOT #11 BLOCK 1 FILING 4  
 THIS SEASONS SUBDIV.