

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 56643

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

✓  
TCP

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 462 SEASONS DR TAX SCHEDULE NO. 2947-271-12-012  
SUBDIVISION SEASONS @ TERRA VAO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2312  
FILING 4 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) -0-  
(1) OWNER JILL SEASONS NO. OF DWELLING UNITS  
BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS P.O. Box 9090 GJ  
(1) TELEPHONE 242-9482 NO. OF BLDGS ON PARCEL  
BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS -0-  
(2) ADDRESS P.O. Box 3741 GJ. DESCRIPTION OF WORK AND INTENDED USE:  
(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)  
or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions per bldg envelopes  
Maximum Height \_\_\_\_\_  
CENS.T. 14 T.ZONE 65 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 PAUL P. WINTER/WILCO Date 6/25/96  
Department Approval Ronnie Edwards Date 7/1/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9317  
Utility Accounting Richardson Date 7-1-96

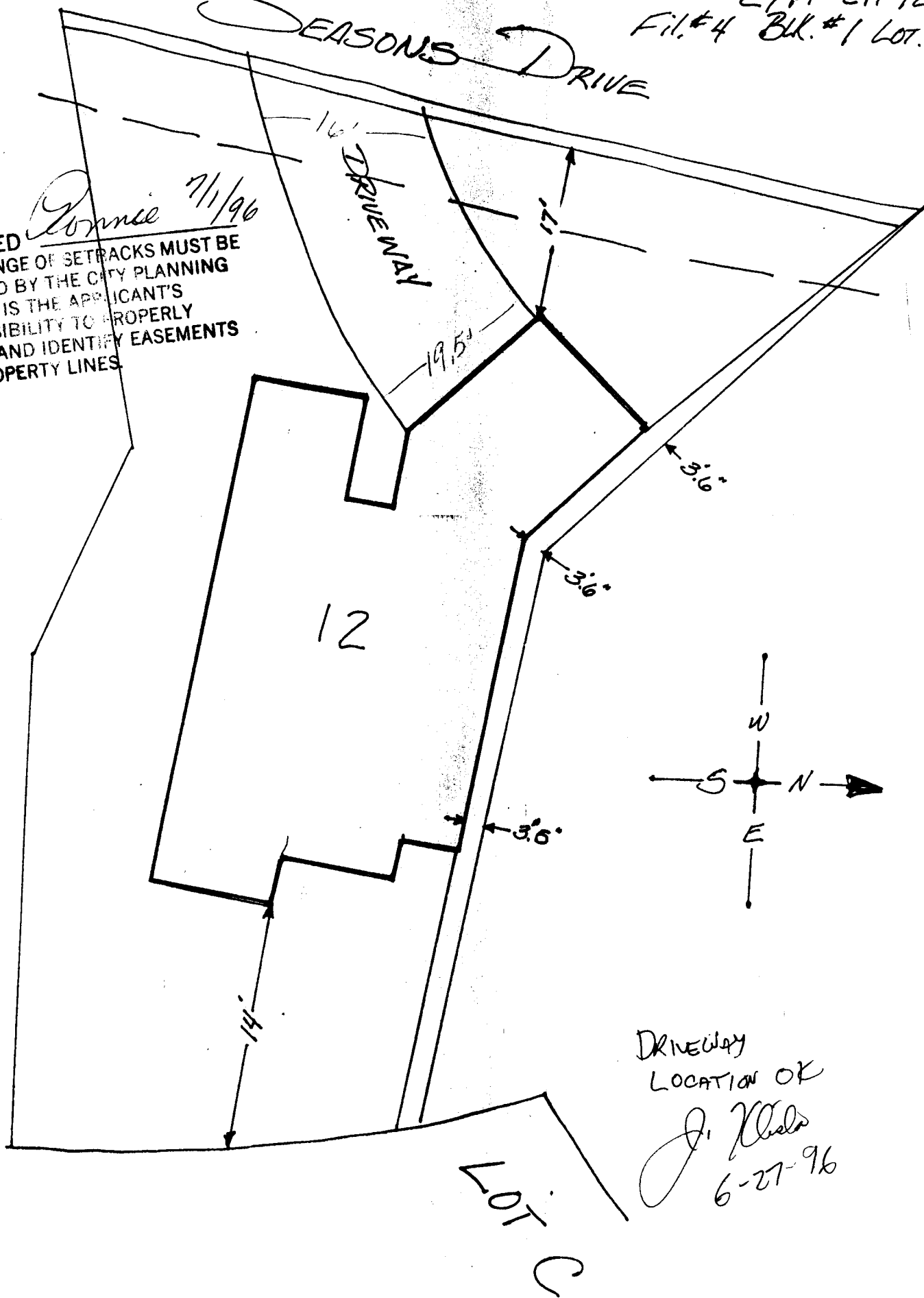
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

466 SEASONS DR.

SEASONS @ TIARA LAGO  
TAX ID # 2947-271-12-010  
Fil. # 4 BLK. # 1 LOT. # 9

SEASONS DRIVE



ACCEPTED  
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.

*Donnie* 7/1/96

DRIVEWAY  
LOCATION OK  
*J. Klesko*  
6-27-96

|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ | —                |

BLDG PERMIT NO. 56612

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



5010-0595-01-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 463 Seasons Dr. TAX SCHEDULE NO. 2947-271-00-038  
 SUBDIVISION SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING 4 BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Bob Downs NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 463 Seasons  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 256 9790  
 USE OF EXISTING BLDGS Home  
 (2) APPLICANT K&G ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 1000 N 9th St 31 roof cover for patio only  
 (2) TELEPHONE 245 2046

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 Parking Req'mt —  
 Side — from PL Rear — from PL Special Conditions ACCO Approval  
Per Bldg. envelopes  
 Maximum Height — CENSUS TRACT 14 TRAFFIC ZONE 67

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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 6-24-96

Department Approval [Signature] Date 6-24-96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in current use

Utility Accounting [Signature] Date 6-24-96

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 *Connie* 6/24/96  
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.

