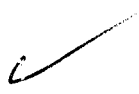


FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 55219

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2069 SNOW MESA CAFE TAX SCHEDULE NO. 2947-271-12-009  
 SUBDIVISION SEASONS @ TIARA RADO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2512  
 FILING 4 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) -0-  
 (1) OWNER TUE SEASONS NO. OF DWELLING UNITS  
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 9090 G.J.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT WILCO ENT. USE OF EXISTING BLDGS -0-  
 (2) ADDRESS PO Box 3741 G.J. 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  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions Per Building Envelope.  
 CENS.T. 14 T.ZONE 66 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).

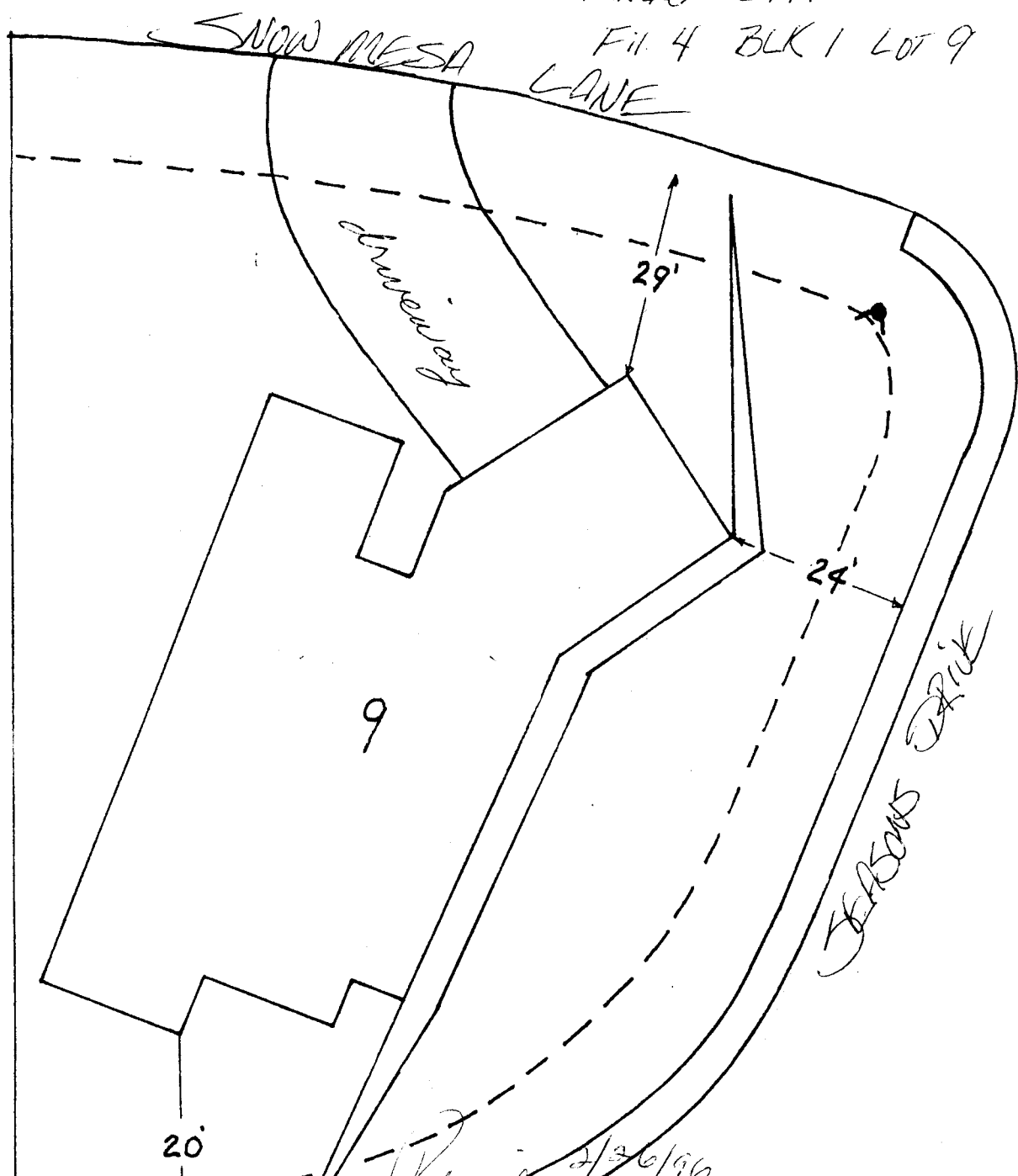
Applicant Signature [Signature] Date 2/23/96  
 Department Approval [Signature] Date 2/29/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8984  
 Utility Accounting [Signature] Date 2-29-96

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)

: 2069 SNOW MESA LANE  
SEASONS @ TIARA RADO  
TAX ID # 2947-271-12-009  
Fil 4 BLK 1 LOT 9



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.

Driveway Location OK.  
of Don Newton  
2-26-96