

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 59838

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 453 SEASONS DR TAX SCHEDULE NO. 2947-270-12-006
 SUBDIVISION THE SEASONS @ TIALA Pkwy SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1805/64558
 FILING 4 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THE SEASONS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 9090
 (1) TELEPHONE (970) 242-9482 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT UNICO ENTERPRISES USE OF EXISTING BLDGS NEW RESIDENCE
 (2) ADDRESS P.O. Box 374 DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE (970) 242-2203 CONSTRUCTION of 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 PR-4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt 4
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear 10' from PL Special Conditions per approved
 Maximum Height _____ plan - attached is OK.
 CENSUS TRACT 1401 TRAFFIC ZONE 64

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 3/3/97
 Department Approval [Signature] Date 4-9-97

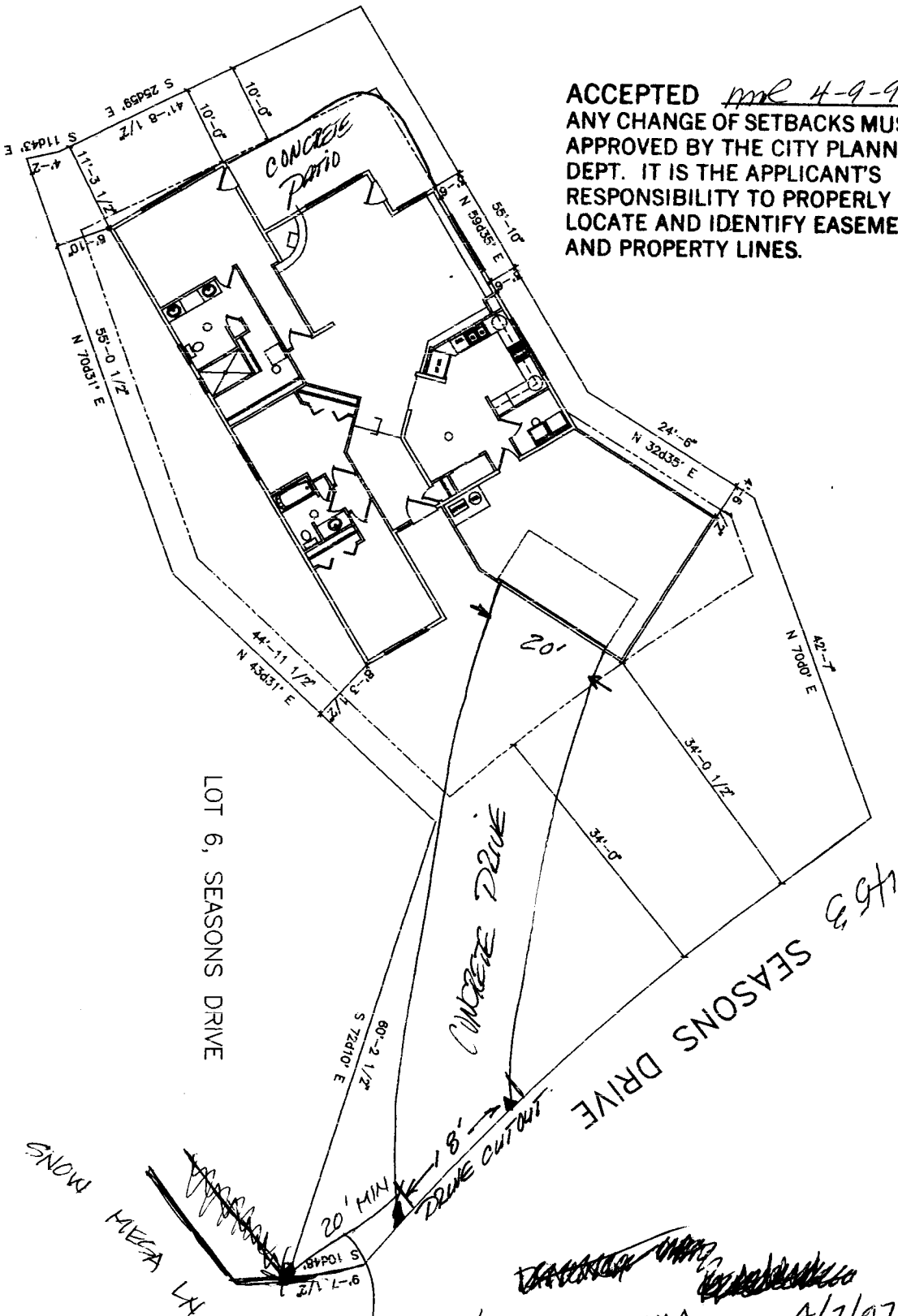
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10082
 Utility Accounting [Signature] Date 4-9-97

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 *mk 4-9-97*
 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.

SCALE 1/4" = 1'-0" (EXCEPT WHERE NOTED)
PLOT PLAN



DRIVEWAY MUST BE A MINIMUM OF 20' FROM PROPERTY CORNER AT INTERSECTION
 4/7/97
 KL. Ashbeck

1009	1/4" = 1'-0"	XX-XX-XX	DD DE	ADDDDDT
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LOT 6, SEASONS DR.

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

REVISIONS
