

FEE \$ 1000
 TCP \$ 50000

BLDG PERMIT NO. 58766

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 455 SEASONS DR. TAX SCHEDULE NO. 2947-271-12-005
 SUBDIVISION SEASONS @ TIARA RD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2512
 FILING 4 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) - 0 -
 (1) OWNER THE 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
 (1) TELEPHONE 242-9482 USE OF EXISTING BLDGS - 0 -
 (2) APPLICANT WILCO ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS PO Box 3741 G.J. SINGLE FAMILY RES
 (2) TELEPHONE 242-2203

Dennis

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 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear 10' from PL Special Conditions per building envelope - 2' cantilever approved by K.A./R.S.E.
 Maximum Height 18' (per plot) CENSUS TRACT 1401 TRAFFIC ZONE 606

PAID
 JAN 10 1997
 CIM

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).

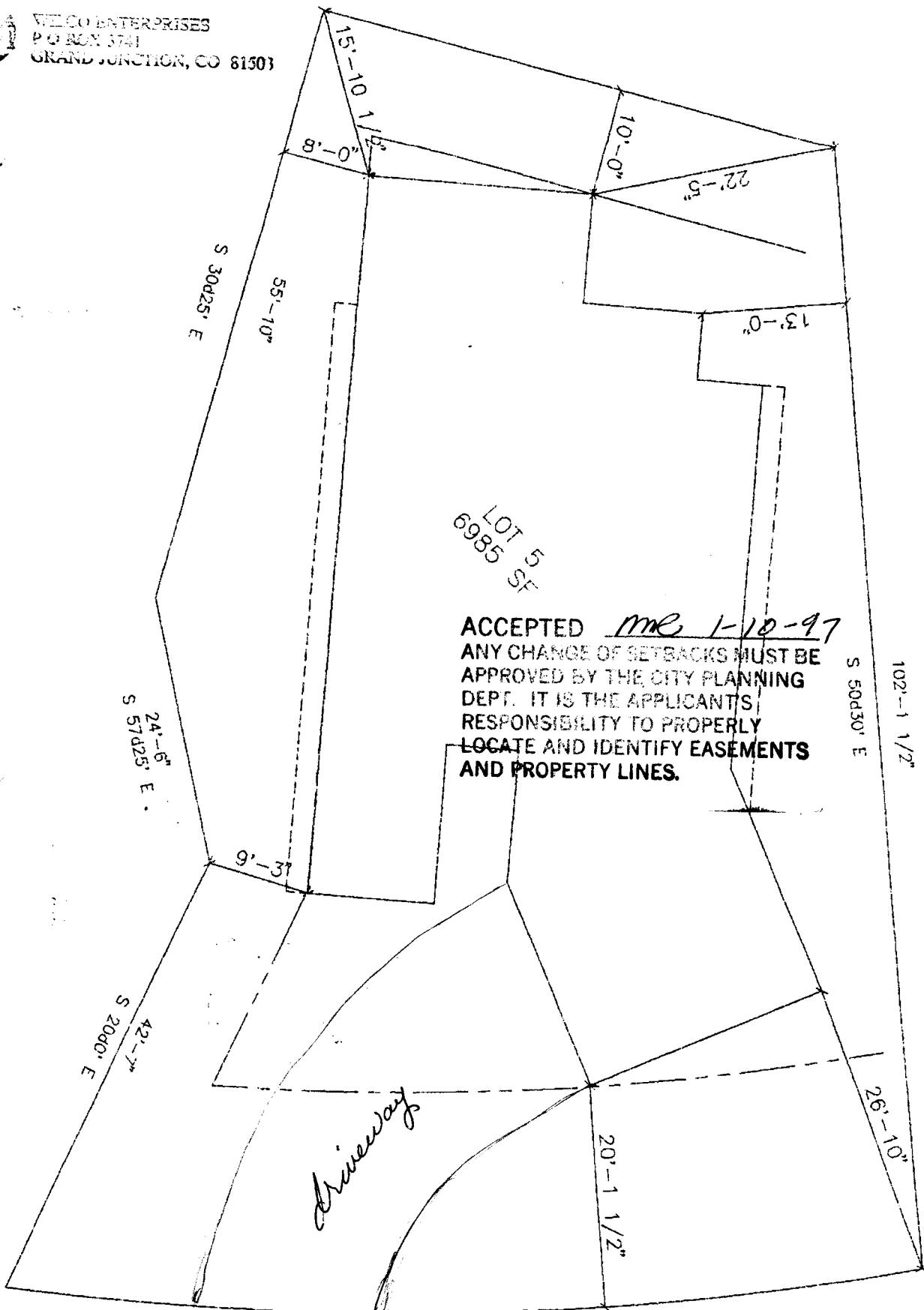
Applicant Signature [Signature] Date 12/26/96
 Department Approval [Signature] Date 12/31/96

Staffs
 1/10/1997

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9791
 Utility Accounting Marshall-Cole Date 1/10/97

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)



C36

DRIVEWAY
LOCATION OK
J. K. Kiser
12-31-96

455 SEASONS DRIVE

LEGAL:
LOT # 5 BLK # 1
FILING # 4 SEASONS

Design Review Committee

The Seasons at Tiara Rado Subdivision

Post Office Box 9090

Grand Junction, CO 81501

Community Development
City of Grand Junction
Grand Junction, CO 81501

RE: Lot 5, The Seasons at Tiara Rado Filing
No. 4 - Courtyard Home

Gentlemen and Ladies:

The exterior plan for the Courtyard Home to be built on Lot 5, The Seasons at Tiara Rado Filing No. 4, meets with the design as previously approved by the Design Review Committee.

In addition, the covenants for the Courtyard Homes in Filing 4 that were recorded March 13, 1995, provide for the Declarant (The Seasons at Tiara Rado Associates) to approve the exterior design. Therefore, the signature of the Declarant approving this design also appears below.

Sincerely,
Design Review Committee
The Seasons at Tiara Rado Subdivision



Jack Acuff
Chairman

The Seasons At Tiara Rado
Associates, as Declarant



Jack Acuff