

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 02533

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2068 SNOW MEZA TAX SCHEDULE NO. 0947-271-12-008
SUBDIVISION THE SEASONS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810 / GAR 558
FILING 4 BLK 1 LOT 8 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.
(1) TELEPHONE (970) 242-9482 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WILCO ENTERPRISE USE OF EXISTING BLDGS 0
(2) ADDRESS PO Box 3741 DESCRIPTION OF WORK AND INTENDED USE: NEW
(2) TELEPHONE (970) 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 PR4.4 Maximum coverage of lot by structures _____
SETBACKS: Front 18' from property line (PL) Parking Req'mt 4
or _____ from center of ROW, whichever is greater
Side _____ from PL Rear 16' from PL Special Conditions B Per Bldg Env.
Maximum Height 18' CENSUS TRACT 1401 TRAFFIC ZONE 166

PAT
OCT 23 1997
CM

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).

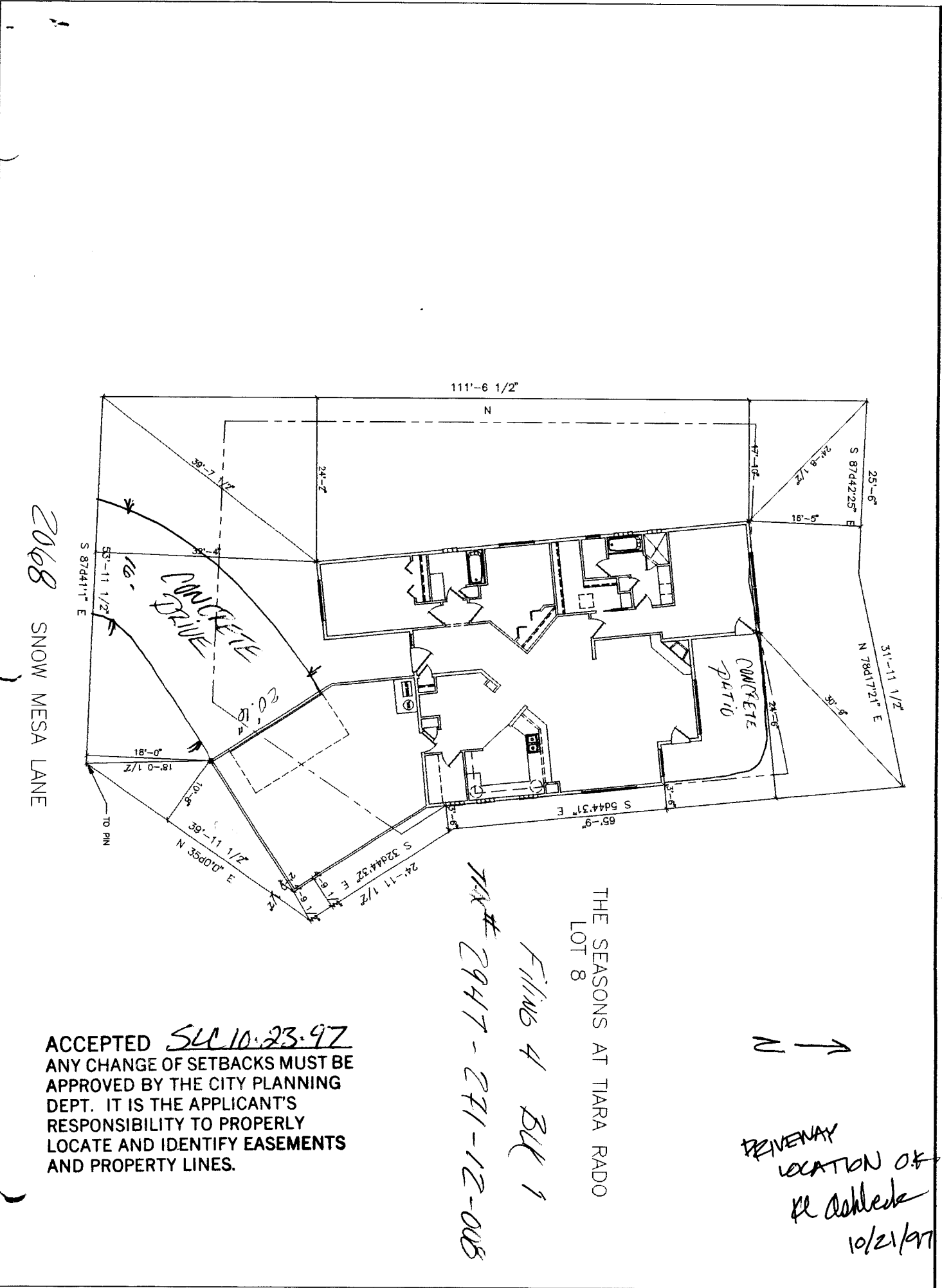
Applicant Signature [Signature] Date OCT 23 1997
Department Approval [Signature] Date 10-23-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10652

Utility Accounting [Signature] Date 10/23/97

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)



2068 SNOW MESA LANE

ACCEPTED SUC 10.23.97
 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.

THE SEASONS AT TIARA RADO
 LOT 8
 FILING 4 BLDG 1
 TAX # 2947 - 271-12-005

N →
 DRIVEWAY LOCATION OF RE ASHLEIGH
 10/21/97