

FEE \$ 10
TCP \$ 500

BLDG PERMIT NO. 04295

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 456 SEASONS DRIVE TAX SCHEDULE NO. 2947-271-12-034
SUBDIVISION THE SEASONS AT TIARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2253/550 GAR.
FILING 4 BLK 1 LOT 34 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
(1) TELEPHONE 970 242 9482 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS SINGLE FAMILY
(2) ADDRESS 578 WESTGATE GJ. 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 20' from property line (PL) Parking Req'mt 2
or from center of ROW, whichever is greater
Side 15' from PL Rear 10 from PL Special Conditions Cannot build in attack
Maximum Height CENSUS TRACT 1401 TRAFFIC ZONE 104

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 3/10/98

Department Approval [Signature] Date 3-13-98

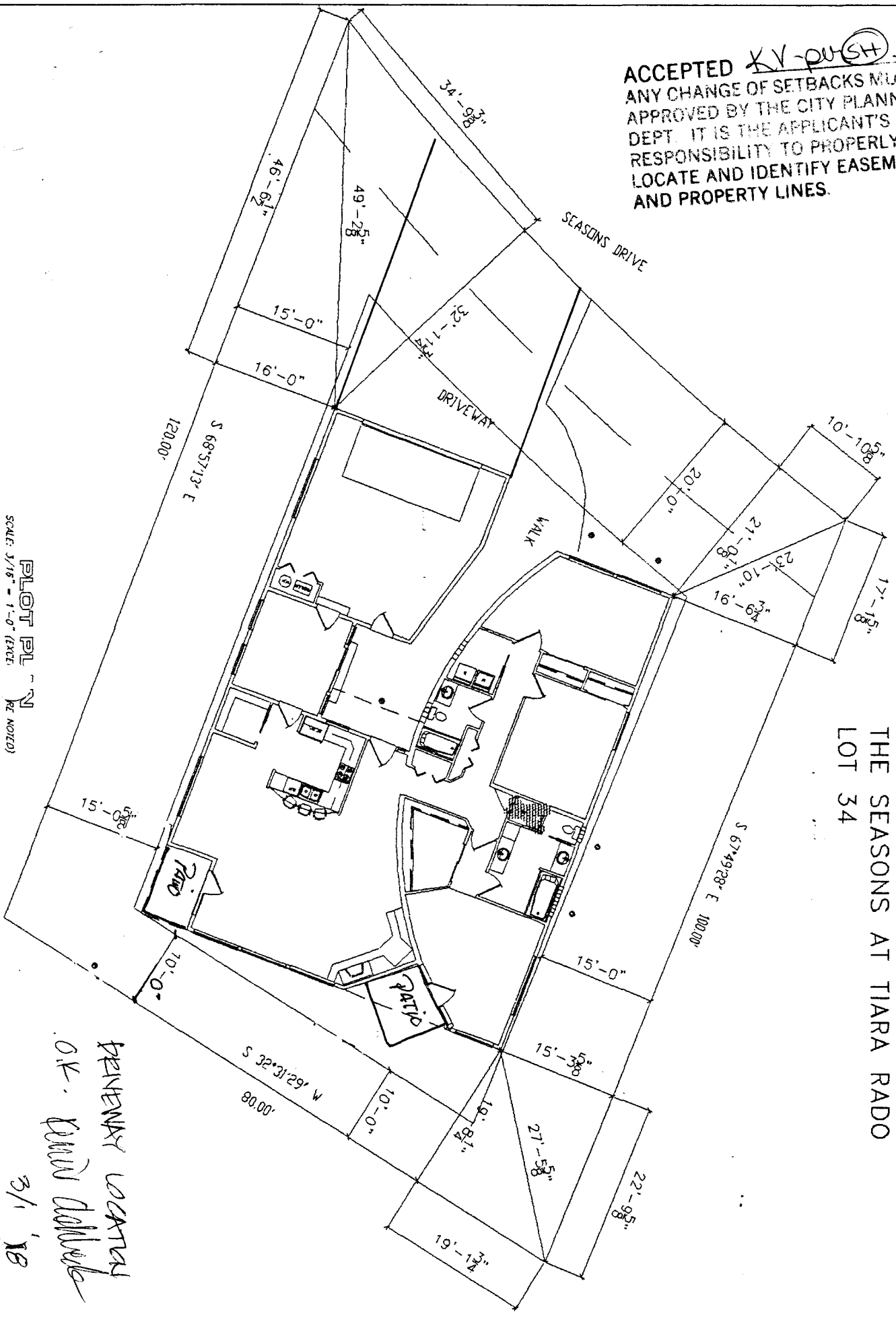
Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 11018

Utility Accounting [Signature] Date 3/13/98

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 KV-PUSH 3-B-98
 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 34

PLOT PLAN
 SCALE: 3/16" = 1'-0" (EXCEPT WHERE NOTED)

PERMITTED LOCATIONS
 OK - PERMITTED LOCATIONS
 3/1 '18