

FEE \$	10. —
TCP \$	500. —
SIF \$	—



BLDG PERMIT NO. 104042

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 473 SEASONS DR TAX SCHEDULE NO. 2947 27/06 043  
 SUBDIVISION She Seasons @ Diana Rado SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500 sq ft  
 FILING 3 BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER PHV DAVID M MAYER NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2480 SAGE RUN CT NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-2878 USE OF EXISTING BLDGS HOME RES  
 (2) APPLICANT SCORIA HOMES SAE CONSTRUCTION DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 2332 K RD C/S NEW HOME  
 (2) TELEPHONE 245-2878

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 15' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' \* from PL Rear 10' from PL Special Conditions \* except 3' side  
 Maximum Height \_\_\_\_\_ ement on N side.  
 CENSUS 1401 TRAFFIC 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 Dall Green Date 2/20/98  
 Department Approval Bonnie Edwards Date 2-23-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 11378 dated 1/22/93  
 Utility Accounting Jaeger Shupe Date 2/23/98

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)

