

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>—</u>



BLDG PERMIT NO. 72405

REVISED 10-14-99

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

MOVING HOUSE 2" CLOSER TO STREET TO ELIMINATE NEED FOR FIRE WALL

BLDG ADDRESS 2071 KIM SHADOW TAX SCHEDULE NO. 2947-271-06-050 BN

SUBDIVISION LOT 10 THE SEASONS AT TARA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING ³BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER PATRIC HOME VENTURES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 297 RIDGE CR DR #2 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 260 2519 USE OF EXISTING BLDGS _____

(2) APPLICANT DARYLL EVANS DESCRIPTION OF WORK AND INTENDED USE: 5000 sq ft

(2) ADDRESS 297 RIDGE CR DR #2 S13 STORY / FAMILY RESIDENCE

(2) TELEPHONE 970 260 2510

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 N/A

SETBACKS: Front 15' ^{Kim shadow} from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 15' ^{along seasons Drive / P from lot line} from PL Rear 0/35 from PL Special Conditions _____

Maximum Height _____ CENSUS 1402 TRAFFIC 66 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Daryl Evans Date 10/8/99

Department Approval Patricia Bowen Bill Neth Date 10-8-99 10-14-99 REVISED

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12624

Utility Accounting Patricia Bowen Date 10-12-99

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)

BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - Outline of the PROPERTY LINES with dimensions.
- 2 - Outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

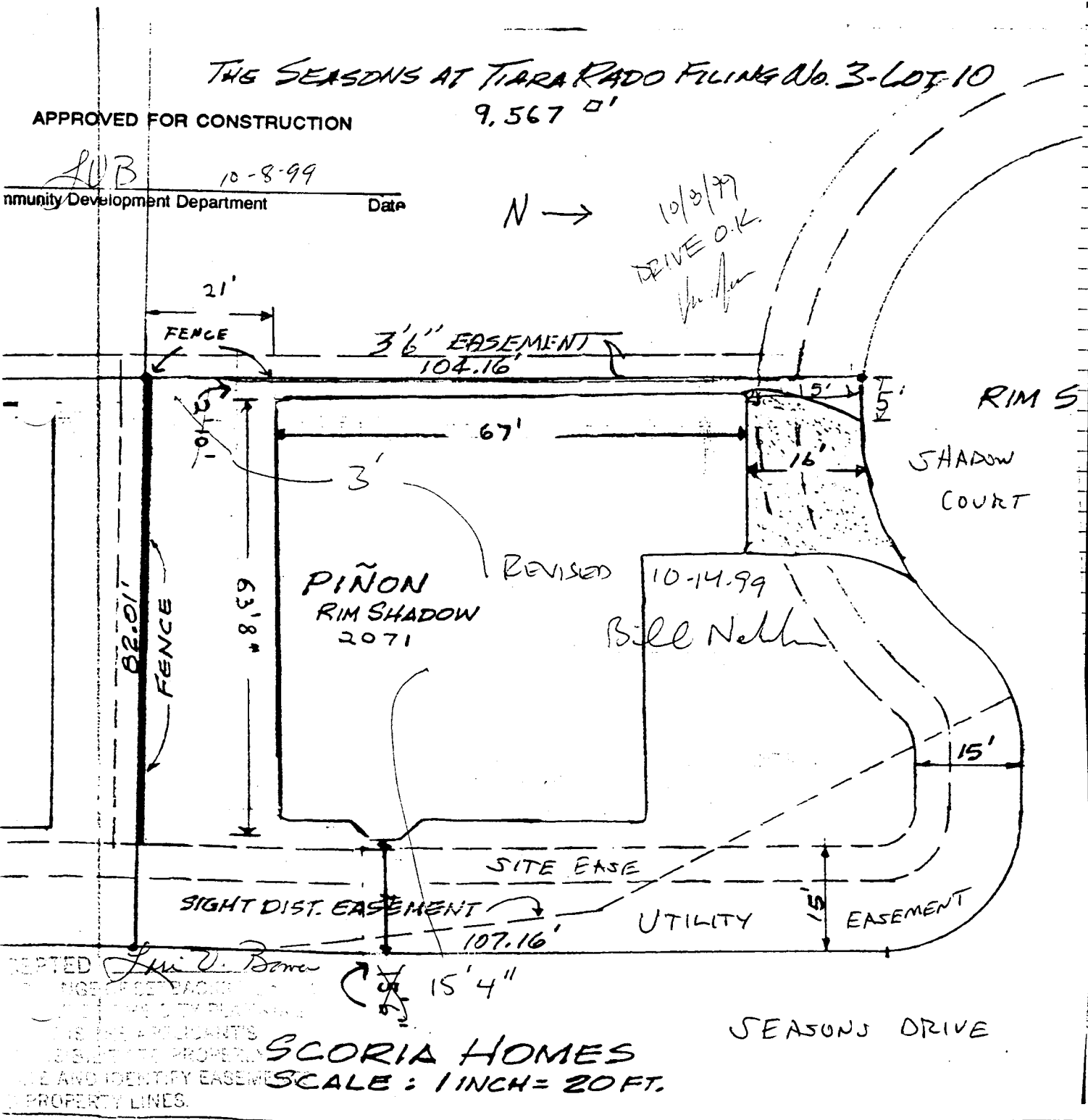
THE SEASONS AT TIARA RADO FILING No. 3-LOT 10
9,567 sq'

APPROVED FOR CONSTRUCTION

Community Development Department Date 10-8-99

N →

10/3/99
DRIVE O.K.
[Signature]



REPTED *[Signature]*
 CHANGE OF ADDRESS
 THIS IS THE APPLICANT'S
 BEST ESTIMATE OF PROPERTY
 SIZE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SCORIA HOMES
SCALE: 1 INCH = 20 FT.

SEASONS DRIVE

[Handwritten mark]