

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



BLDG PERMIT NO. 12405

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

BLDG ADDRESS 2071 RIM SHADOW CR TAX SCHEDULE NO. 2947-271-06-050

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

FILING³BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 397 RIDGE CR DR# 2

(1) TELEPHONE 517 10 81503 NO. OF BLDGS ON PARCEL
970 260 2510 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DARYLL EVANS USE OF EXISTING BLDGS _____

(2) ADDRESS 397 RIDGE CR PR# 2 515 DESCRIPTION OF WORK AND INTENDED USE: SINGEL

(2) TELEPHONE 970 260 2510 STORY / FAMILY RESIDENCE

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' Rim shadow from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 15' along seasons drive from PL Special Conditions _____
 Rear 0/35' from PL

Maximum Height _____ CENSUS 1402 TRAFFIC 66 ANNEX# _____

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 Lori V. Brown Date 10-8-99

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

Utility Accounting J. Adams 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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An 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.

2071 Rim Shadow Ct.

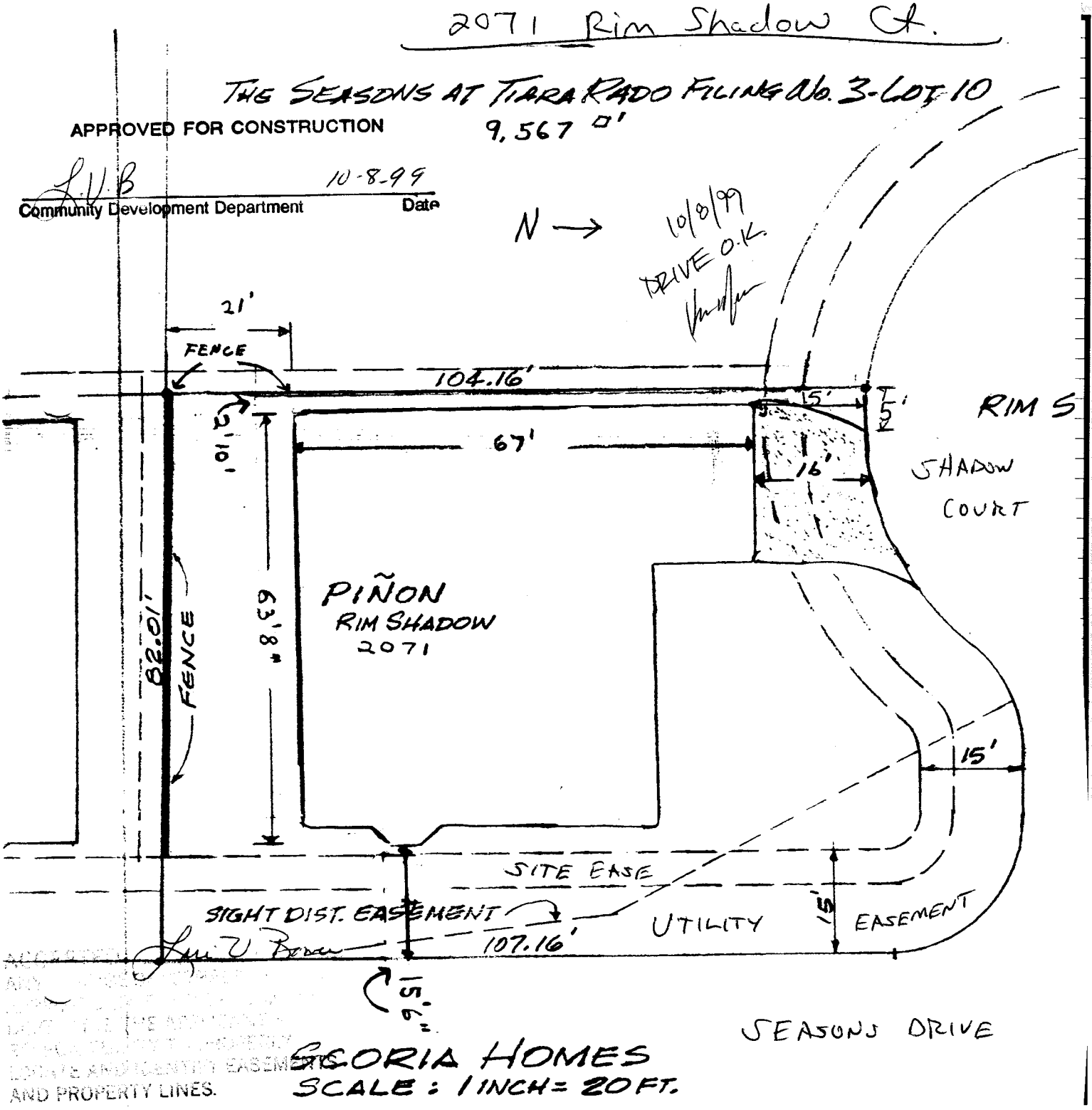
THE SEASONS AT TIARA RADO FILING No. 3-LOT 10

APPROVED FOR CONSTRUCTION

9,567 sq'

L.V.B.
Community Development Department Date 10-8-99

N →
10/8/99
DRIVE O.K.
[Signature]



GEORGIA HOMES
SCALE: 1 INCH = 20 FT.