

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77060



Your Bridge to a Better Community

BLDG ADDRESS 446 SEASONS DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 2405
TAX SCHEDULE NO. 2947-271-14-015 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION THE SEASONS AT TIGRA VADO TOTAL SQ. FT. OF EXISTING & PROPOSED _____
FILING S BLK - LOT 15 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER STEVE & LINDA HARLESS NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 15737 FORTUNE CT.
BRIGHTON, CO. 80601 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE (303) 659-8648 DESCRIPTION OF WORK & INTENDED USE SFR
(2) APPLICANT MOLNSEN & ASSOC. TYPE OF HOME PROPOSED:
(2) ADDRESS 2475 PHEASANT TRAIL CT. _____ Site Built _____ Manufactured Home (UBC)
GRAND JUNCTION, CO. 81506 _____ Manufactured Home (HUD)
(2) TELEPHONE 241-7067 _____ Other (please specify) _____

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 20' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 20' from PL, Rear 10' from drainage easement from PL Parking Req'mt 2
Maximum Height _____ Special Conditions _____
CENSUS 1401 TRAFFIC 606 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).

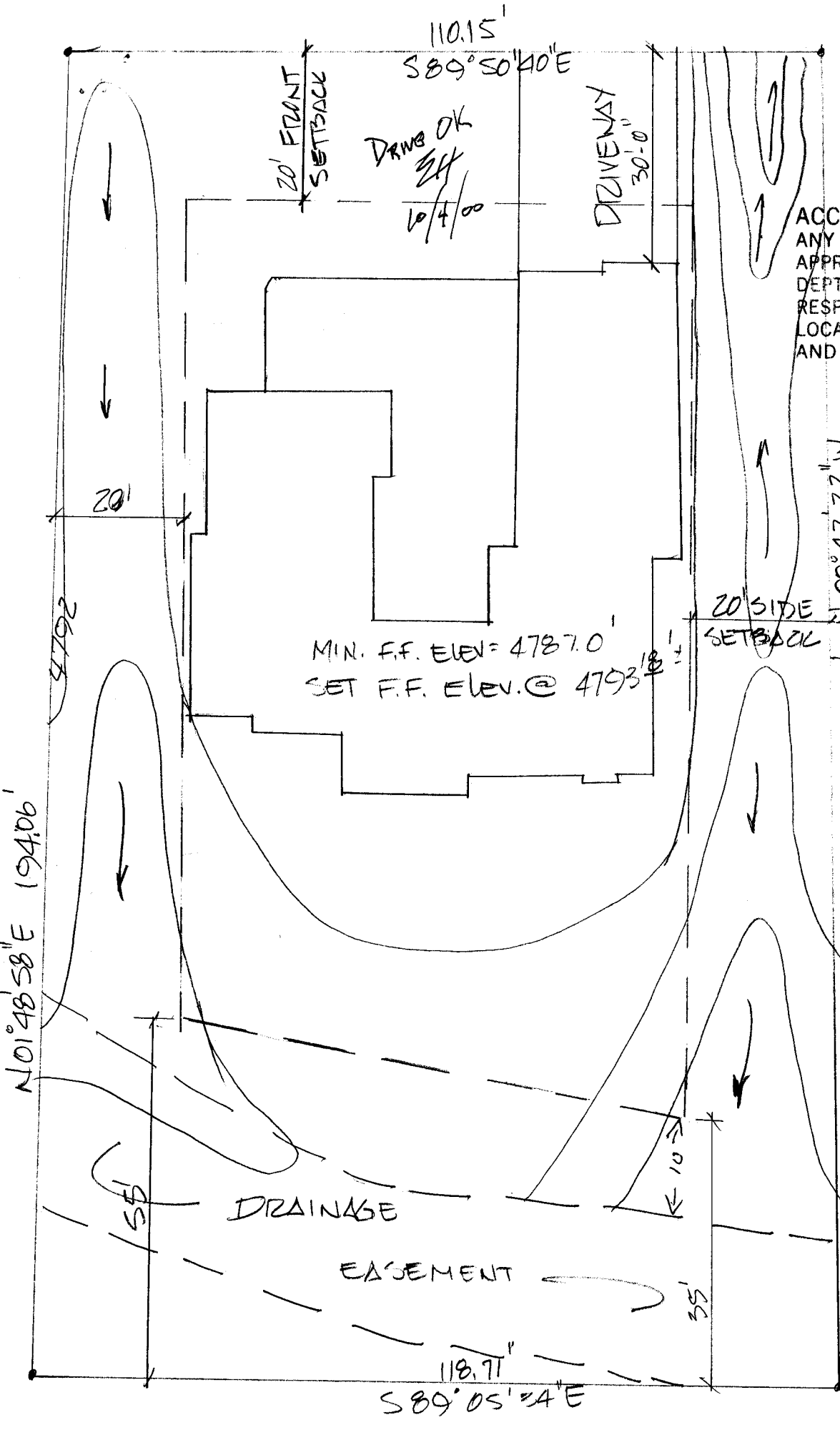
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date OCT. 2, 2000
Department Approval [Signature] Date 10/4/00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>13431</u>
Utility Accounting	<u>D Overholt</u>	Date	<u>10-4-00</u>

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)



DRWG OK
 10/4/00

ACCEPTED
 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.

MOGENSEN & ASSOCIATES
 2475 PLEASANT TRAIL CT
 CLEVELAND JUNCTION, CO.
 250-2822
 241-7067

HARLESS RESIDENCE
 446 SEASONS LANE
 LOT 15, PHASE 5
 THE SEASONS @ TIARA RADO
 2947-271-14-015

N01°48'58"E 194.06'

110.15'
 S89°50'40"E

20' FRONT SETBACK

DRIVENWAY 30'-0"

20'

MIN. F.F. ELEV = 4787.0'
 SET F.F. ELEV. @ 4793'

20' SIDE SETBACK

N 00°47'22"W 195.56'

DRAINAGE

EASEMENT

118.71'
 S89°05'24"E