

FEE \$	10.00
TCP \$	500.00
SIF \$	—

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

BLDG PERMIT NO. 75585



EX

Your Bridge to a Better Community

BLDG ADDRESS 475 SEASONS DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2947-271-06-042 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASON AT TIARA RADO #3 TOTAL SQ. FT. OF EXISTING & PROPOSED 2200

FILING 3 BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER LINDA P. ALLIN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 660 COLUMBUS ST USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE SALT LAKE CITY UT 801-521-0215 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT PATIO HOMES VENTURES TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 397 RIDGE CR DR #2
SLC CO 81503
 (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 PR4.4 Maximum coverage of lot by structures _____

SETBACKS: Front 15' Season Dr. from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 10' Tiara Rado Golf from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 1401 TRAFFIC 604 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 [Signature] Date 6/14/00

Department Approval [Signature] Date 6/14/00

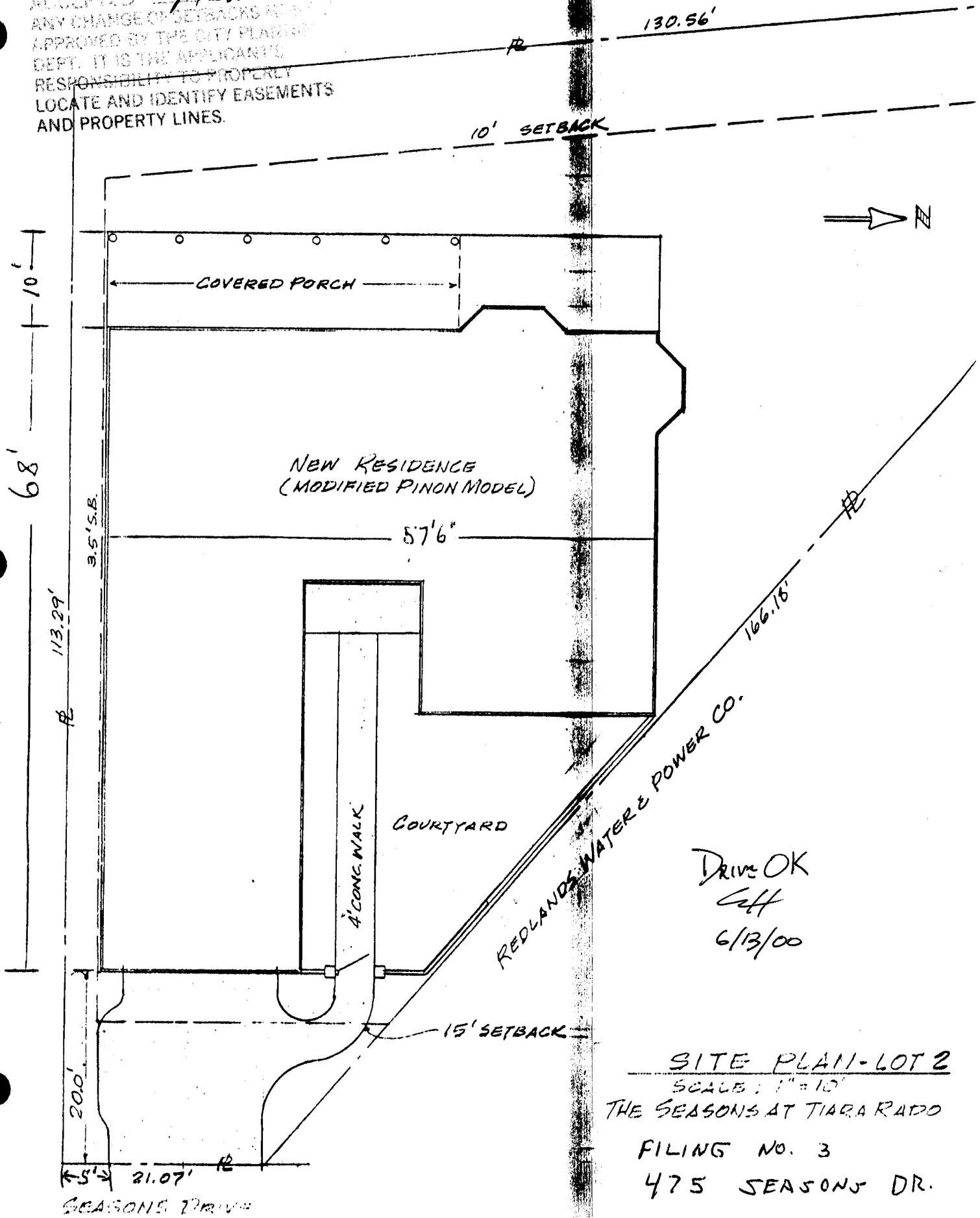
Additional water and/or sewer tap fees(s) are required:	YES	NO	W/O No. <u>3163</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/14/00</u>

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)

Y/Blu 6/14/00

ADOPTED
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.



*Drive OK
Celt
6/13/00*

SITE PLAN-LOT 2
SCALE: 1"=10'
THE SEASONS AT TIARA RADO
FILING NO. 3
475 SEASONS DR.