

-4630-

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2070 Coyote Cr SQ. FT. OF PROPOSED BLDGS/ADDITION 2434  
 TAX SCHEDULE NO. 2947-271-06-051 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Seasons TOTAL SQ. FT. OF EXISTING & PROPOSED 2434  
 FILING 3 BLK \_\_\_\_\_ LOT 11  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Garrett Merrill  
 (1) ADDRESS 2076 S. Broadway  
 (1) TELEPHONE 243-9598  
 (2) APPLICANT same  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

USE OF EXISTING BUILDINGS home  
 DESCRIPTION OF WORK & INTENDED USE New home construction  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ 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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' seasons 15' Coyote from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL, Rear 0' from PL  
 Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 105 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 10/30/01  
 Department Approval [Signature] Date 11/26/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14388</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/26/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

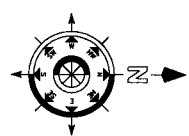


COYOTE COURT

SEASONS DRIVE

SITE PLAN  
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

DRIVE OK  
DRL  
10/30/01



THE SEASONS AT TIARA RADO  
FILING 3  
LOT 11

11/26/01  
*C. Jaye Gibson*  
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.