

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

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

BLDG PERMIT NO. 79475



Your Bridge to a Better Community

BLDG ADDRESS 456 SNOW MESA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 3631

TAX SCHEDULE NO. 2947 272 15 033 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 3631

FILING 6 BLK - LOT 33

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER BILL STEWART

(1) ADDRESS 455 SEASONS DR.

(1) TELEPHONE 255-0840

(2) APPLICANT GREG DUFF

(2) ADDRESS 2099 K RD, FRUITA

(2) TELEPHONE 858-1490

USE OF EXISTING BUILDINGS -

DESCRIPTION OF WORK & INTENDED USE NEW HOME CONST.

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 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 4' SE side 15' NW side from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 18'

Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 666 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 Greg Duff Date 4/17/01

Department Approval Bonnie Edwards Date 4-25-01

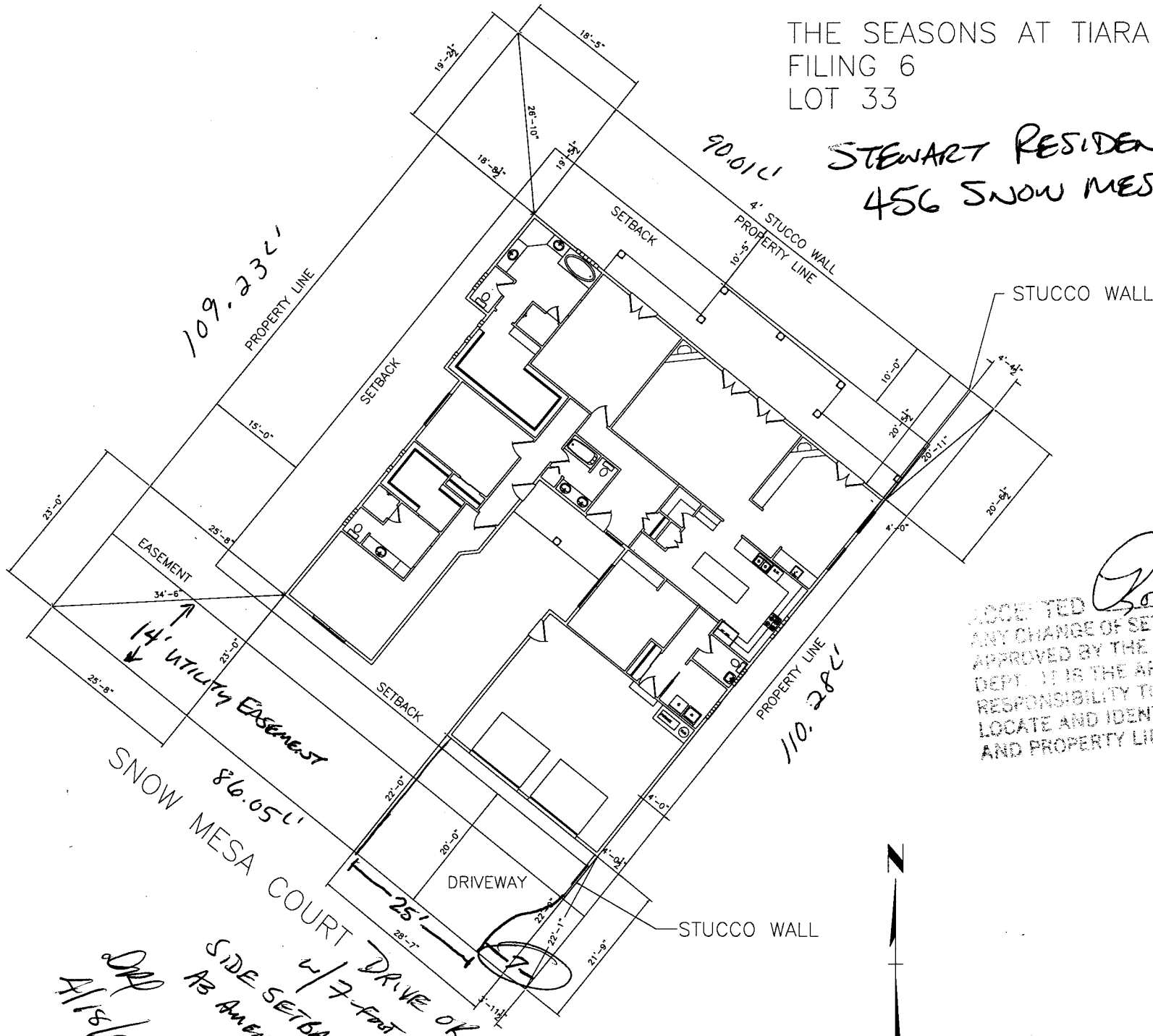
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13933</u>
Utility Accounting	<u>Utah</u>	Date	<u>4/25/01</u>

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)

THE SEASONS AT TIARA RADO  
FILING 6  
LOT 33

90.01 U STEWART RESIDENCE  
456 SNOW MESA CT.



APPROVED *Ronnie* 4/25/01  
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.

SNOW MESA COURT 86.05 U  
DRIVE OK  
SIDE SETBACK  
w/ 7-foot  
AS AMENDED.  
DAP  
4/18/01