

Transferring fees to this clearance

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

PLANNING CLEARANCE

BLDG PERMIT NO. 83051

(Single Family Residential and Accessory Structures)
Community Development Department



Paid fees w/ 2070 Coyote Ct (not building now)

BLDG ADDRESS 2070 Rim Shadow SQ. FT. OF PROPOSED BLDGS/ADDITION 2434

TAX SCHEDULE NO. 2947-271-06-045 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SEASONS TOTAL SQ. FT. OF EXISTING & PROPOSED 2434

FILING 3 BLK _____ LOT 5 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Garrett Mcmillin NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 2076 S. BROADWAY USE OF EXISTING BUILDINGS home

(1) TELEPHONE 243-9598 DESCRIPTION OF WORK & INTENDED USE new home construction

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

(2) ADDRESS _____

(2) TELEPHONE _____

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' / 15' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 1401 TRAFFIC 05 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).

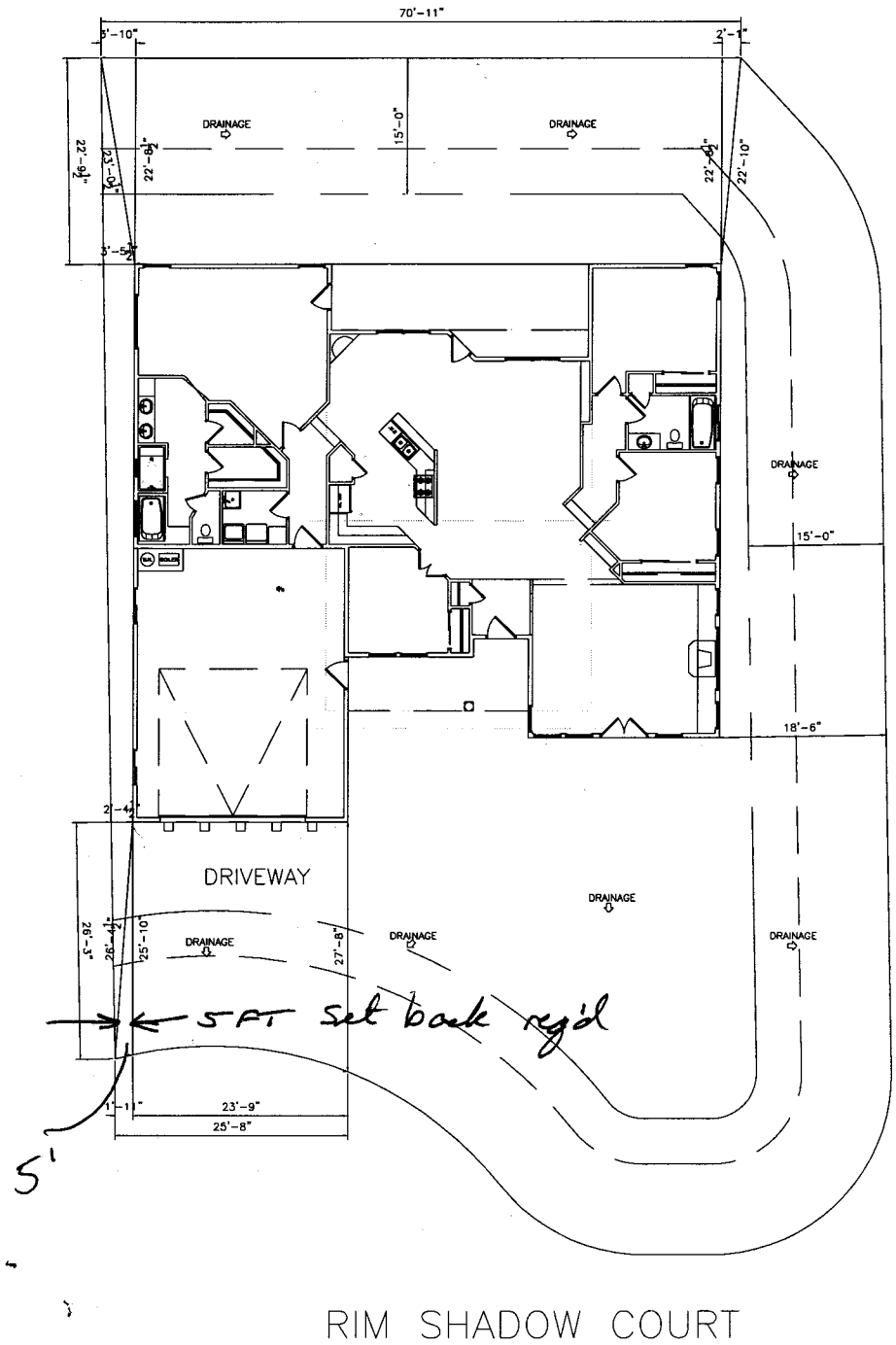
Applicant Signature [Signature] Date 1/4/02

Department Approval [Signature] Date 1/8/02

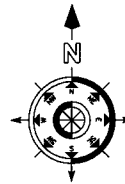
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14492</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>1/8/02</u>

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)



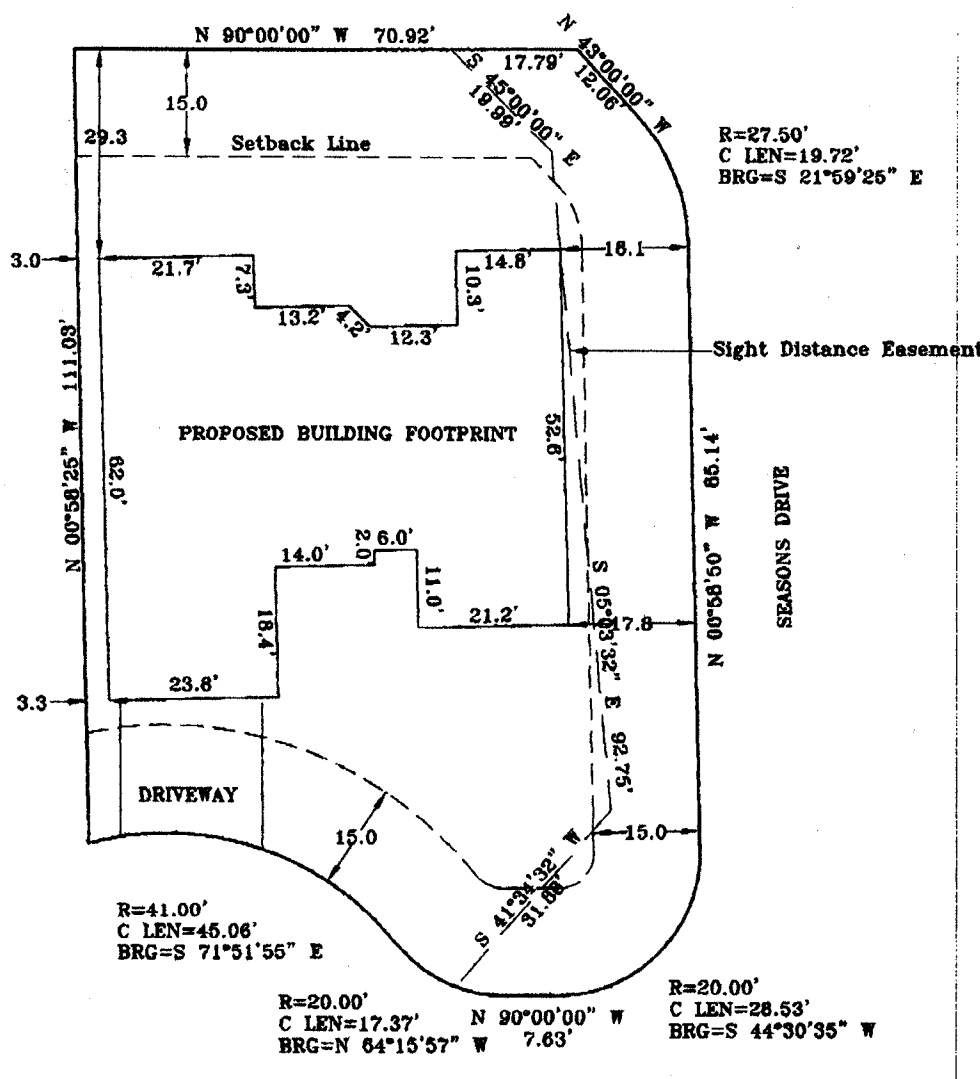
THE SEASONS AT TIARA RADO
 FILING 3
 LOT 5



SEASONS DRIVE

Drive OK
DL
1/8/02

ACCEPTED *1/8/02*
Faye Gibson
 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



LEGAL DESCRIPTION: Lot 5 Of THE SEASONS AT TIARA RADO FILING NO. 3, Mesa County, Colorado.

ACCEPTED *C. Faye Wilson* *3/14/02* *Revised*

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.



Scale 1"=20'

	Monument Surveying Co.	
	741 Rood Ave.	
	Grand Junction, CO 81501	
	245-4189	3/14/02

2070 Rim Shadow Ct.