

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

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

BLDG PERMIT NO. 86413



Your Bridge to a Better Community

BLDG ADDRESS 460 SNOW MESA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3453

TAX SCHEDULE NO. 2947-271-15-03 / SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RAO TOTAL SQ. FT. OF EXISTING & PROPOSED 3453

FILING 6 BLK — LOT 31 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER SEASONS @ TIARA RAO ASSOC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2067 SNOW MESA LN. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 242-9482 DESCRIPTION OF WORK & INTENDED USE BUILD NEW
SINGLE FAM. HM.

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

(2) ADDRESS 2099 KRI, FRUITA **SEP 27 2002**

(2) TELEPHONE 858-1490

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 P0 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side NW 15' / SE 4' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 18' Special Conditions _____

CENSUS 1401 TRAFFIC 660 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 Gregory Duff Date 9/25/02

Department Approval Ho Ronnie Edwards Date 9/27/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15330</u>
Utility Accounting <u>Al Bensey</u>	Date <u>9/27/02</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)

