

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

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

BLDG PERMIT NO. 88533



Your Bridge to a Better Community

BLDG ADDRESS 454 SEASONS DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,989

TAX SCHEDULE NO. 2947-271-12-035 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 2989

FILING 4 BLK — LOT 35 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 1919 PEPPERIDGE COVE. SAN ANTONIO TEXAS USE OF EXISTING BUILDINGS —

(1) TELEPHONE 210-340-1116 DESCRIPTION OF WORK & INTENDED USE BUILD NEW HOME

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

(2) ADDRESS 2099 K RD, FRUITA

(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 PD 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 15' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 1401 TRAFFIC cele ANNX# _____

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 Seluff Date 3/12/03

Department Approval Mishu Magon Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15842</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/18/03</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)

