

FEE \$	500
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Public Works & Planning Department

BLDG PERMIT NO.

Building Address 453 SEASONS DR  
 Parcel No. 2947-271-12-006  
 Subdivision SEASONS @ Tiara Rado  
 Filing 4 Block \_\_\_\_\_ Lot 6

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 1800  
 Sq. Ft. of Lot / Parcel EXIST 7361.64  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) EXIST 3670.498  
 Height of Proposed Structure EXIST 18 max

**OWNER INFORMATION:**

Name MERRITT & HOIS KINSEY  
 Address 453 SEASONS DR.  
 City / State / GRAND JUNCTION CO 81507

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name WILCO ENTERPRISES, LLP  
 Address PO BOX 3741  
 City / State / GRAND JUNCTION CO 81502  
 Telephone 970-260-6205

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: INTERIOR Remodel.

**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 PLANNING STAFF	
ZONE <u>RD</u> (R-4)	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>30 34</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>South 8' above easement line - North</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement <u>4</u>
Voting District _____ Driveway Location Approval _____	Special Conditions <u>NOV 12 2010</u>
(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 11/12/10

Planning Approval [Signature] Date 11/12/10

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer no water</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-12-10</u>