

FEE \$ 10.00
 TCP \$ 55.26

BLDG PERMIT NO. 53234

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 632 TAMARRON TAX SCHEDULE NO. 2943-063-00-010
 SUBDIVISION GrandView SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800
 FILING 1 BLK 7 LOT 1 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER RICK SARTIN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 632 Tamarron
 (1) TELEPHONE — NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS —
 (2) ADDRESS 759 HORIZON DR DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243 4890 SINGLE FAMILY - new home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 45' & 50' from C of ROW from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' _____
 CENS.T. 10 T.ZONE 22 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 8/16/95
 Department Approval Ronnie Edwards Date 8/17/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8554 S/F
 Utility Accounting Millie Fowler Date 8-17-95

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)

03'

100.00'

BLOCK SEVEN

22'

TO
1/4" CENTRAL LINE

66.71'

N00°00'43"E 116.86'

Front Walk

Front Porch

8856 SQ.FT.

Concrete Porch
12x24

91.64'

14' Multipurpose Easement

75.00'

ACCEPTED
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.

S. Ronnie 8/17/95

132 Tamaron

45' E

To
50' CENTRAL LINE

3' WALL

10'10" WALL

1

4 1/2" Concrete Walk

Concrete Walk