

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

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

BLDG PERMIT NO. 82108



Your Bridge to a Better Community

BLDG ADDRESS 636 Tamaran Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1928

TAX SCHEDULE NO. Parent # 2943-062-35-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 1928

FILING 05 BLK 4 LOT 2 NO. OF DWELLING UNITS:

(1) OWNER Joseph & Leigh Scherr Before: 0 After: 1 this Construction

(1) ADDRESS 614 Devin Drive NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 523-1495 Before: 0 After: 1 this Construction

(2) APPLICANT J.G. Mohahn Const. Inc. USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 3020 Brookcliff Ave. DESCRIPTION OF WORK & INTENDED USE New single family residence

(2) TELEPHONE 434-6069 TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 1

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 23 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 Adam E. Mofah Date 10-25-01
 Department Approval Pat Bushman Date 10-31-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14351</u>
Utility Accounting <u>Parover</u>			Date <u>10-31-01</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)

636 Tamaron Drive
Grandview Subdivision
Filing 5, Block 4, Lot 2

14-3.45

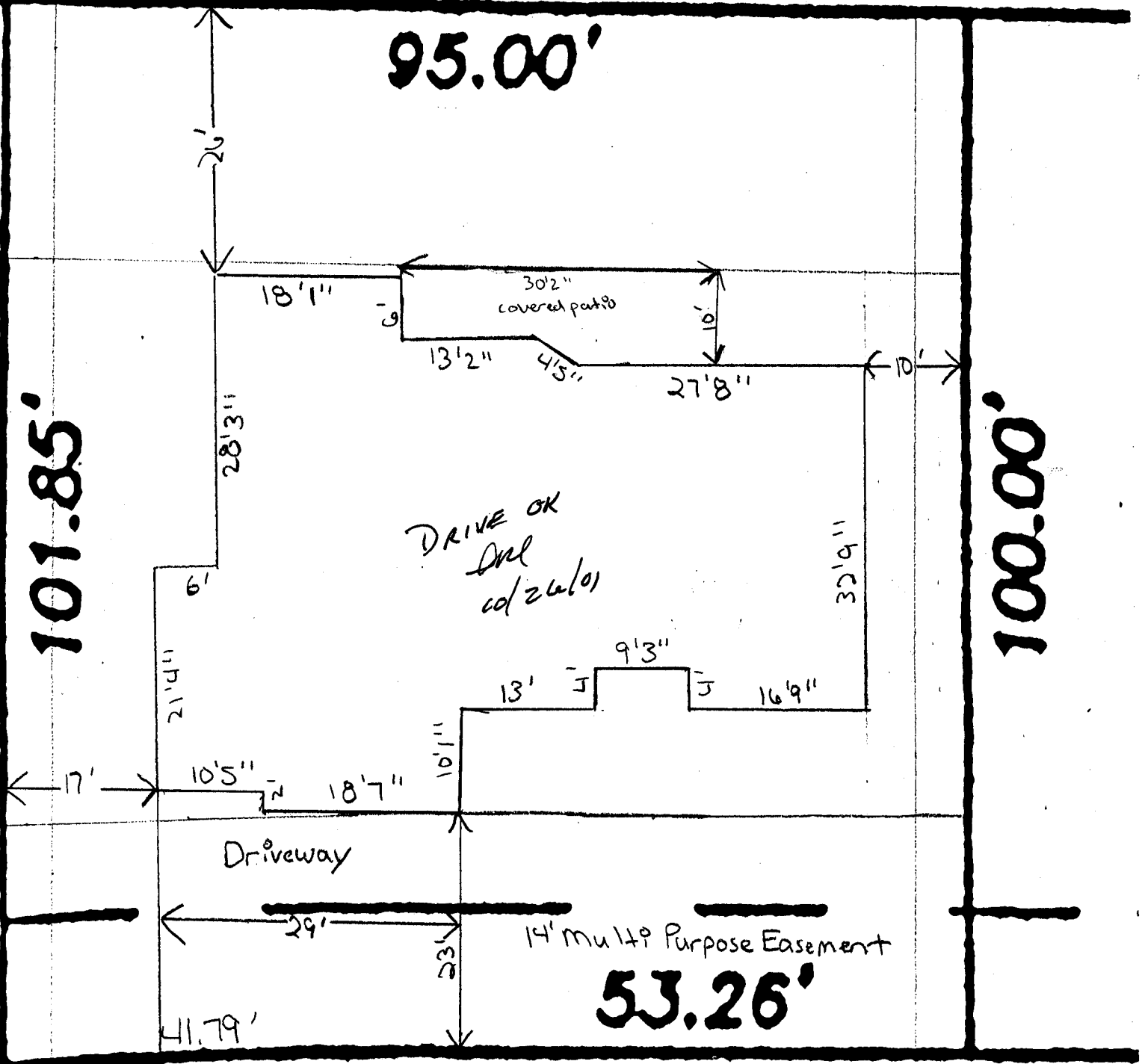
ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



95.00'

101.85'

100.00'



Tamaron Drive