

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 81900



Your Bridge to a Better Community

BLDG ADDRESS 637 TAMARRON / *(Parent parcel)* SQ. FT. OF PROPOSED BLDGS/ADDITION 2000

TAX SCHEDULE NO. 2943-062-035-018 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 5 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2953 1/2 Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 257-1710 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME

(2) APPLICANT DAVE WENS TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS SAME

(2) TELEPHONE \_\_\_\_\_

**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 6090

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

Side 5' from PL, Rear 25' from PL Parking Req't 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 22 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 [Signature] Date 10-2-01

Department Approval [Signature] Date 10-4-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14300</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/4/01</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)

98.27

ACCEPTED *C. Faye Gibson* 10/4/01  
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

STREET OR ~~DRIVE~~ LOT 107 108.30

108.01 LOT 20 STREET OR LOT?

DRIVE OR ~~DRIVE~~ 10/4/01

30 FT WIDTH MAX

30'

DRIVEWAY

20'

LOT 3 Block 2 FILING 5

12'86

ACCEPTED *C. Faye Dillen* 10/4/01  
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.

Revised  
*Gayleen Henderson*  
ACCEPTED 10-19-01  
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.

11'6"

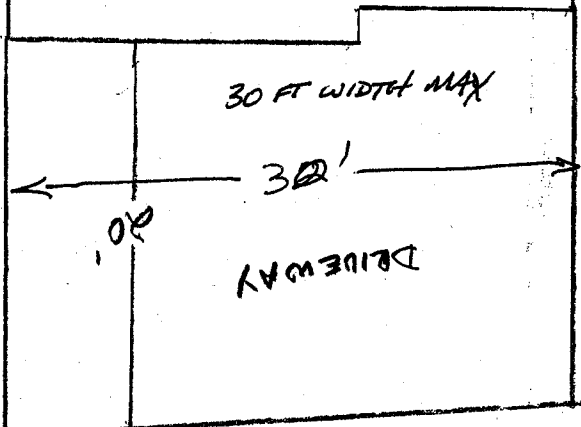
STREET ON *DR* LOT 107 108.30

16' X

12' X

107 STREET 107 108.30

DRIVE ON *DR*  
10/4/01



LOT 107 DEED # 111115