

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

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

BLDG PERMIT NO. 81824



Your Bridge to a Better Community

BLDG ADDRESS 1639 TAMARRON (parent parcel) SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

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 4 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 Dk Rd USE OF EXISTING BUILDINGS TB

(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)

(2) ADDRESS SAME Manufactured Home (HUD)

(2) TELEPHONE _____ 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 20' 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 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	W/O No. <u>14299</u>
Utility Accounting	<u>T. Bensey</u>	Date	<u>10/4/01</u>

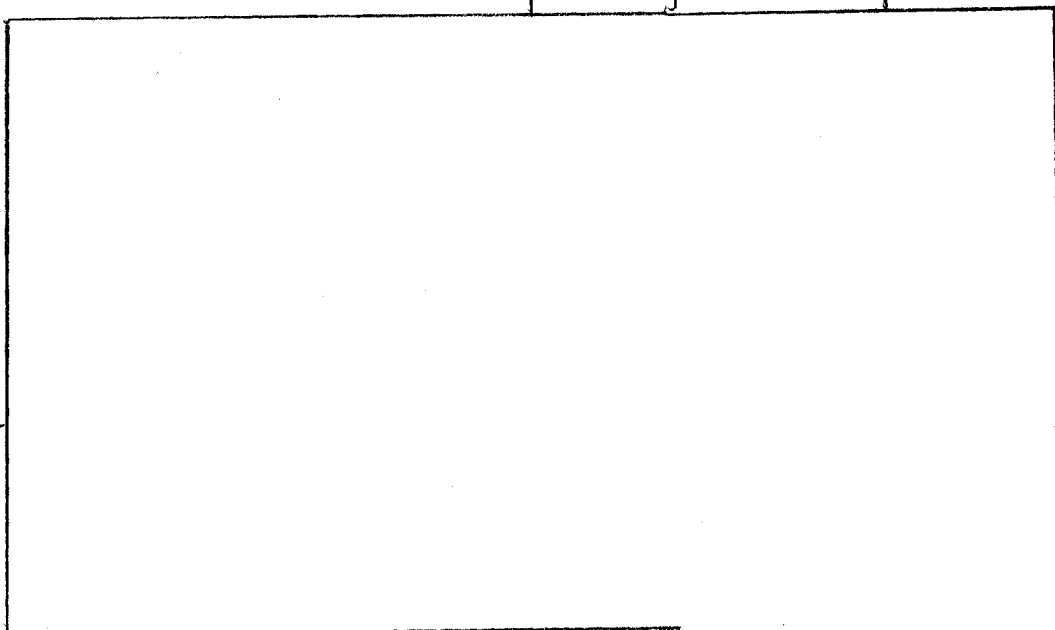
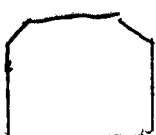
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

98.00'

ACCEPTED 10/4/01
Faye Nelson
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

31'



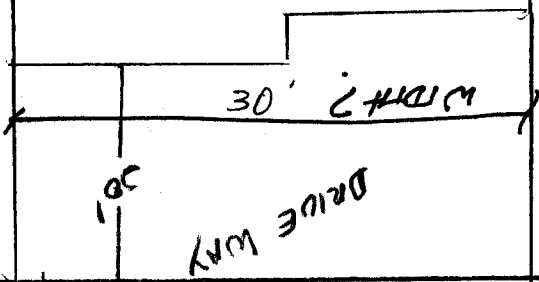
5'

Structure lot 2 Lot

DRIVE OK
DKP
10/4/01

12'

108.01' Structure lot 2 Lot



Lot 4 Block 2 FUND S