

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 81713



Your Bridge to a Better Community

BLDG ADDRESS 640 639 TAMAMON DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2700

TAX SCHEDULE NO. 2943-062-35-018 SQ. FT. OF EXISTING BLDGS NONE

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

FILING 5 BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER J.R.T. BUILDERS INC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 680 SEQUEL CT USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE Single family residence

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

(2) ADDRESS \_\_\_\_\_

(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 60%

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'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).

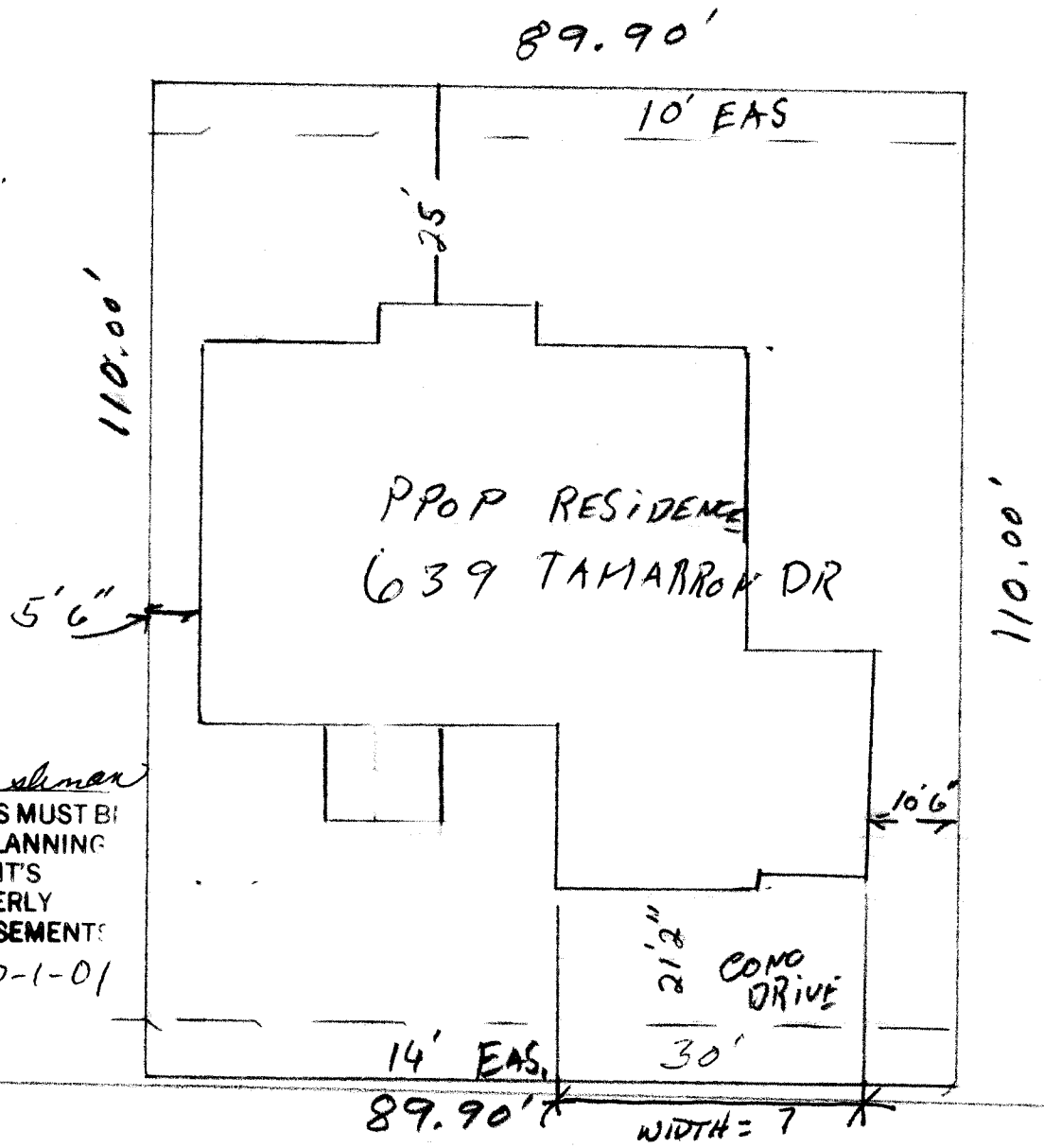
Applicant Signature LeRoy Jensen Date 9-26-01

Department Approval Pat Bushman Date 10-02-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14288</u>
Utility Accounting	<u>Walt</u>	Date	<u>9/28/01</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)



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. 10-1-01

*Drive okay*  
*End ill*  
 9-28-01