

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

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

BLDG PERMIT NO. 82894

AE



Your Bridge to a Better Community

BLDG ADDRESS 633 Tamarroon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,540
 TAX SCHEDULE NO. 2943-002-39-002 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2,540
 FILING 5 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER J.G. Molzahn Const. Inc. NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS 3020 Bookcliff Ave. USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 434-6069 DESCRIPTION OF WORK & INTENDED USE New Single Family Residential
 (2) APPLICANT Same as above TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 6090
 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 Aelan E. Molzahn Date 1-10-02
 Department Approval CFB Gayle Henderson Date 1-17-02

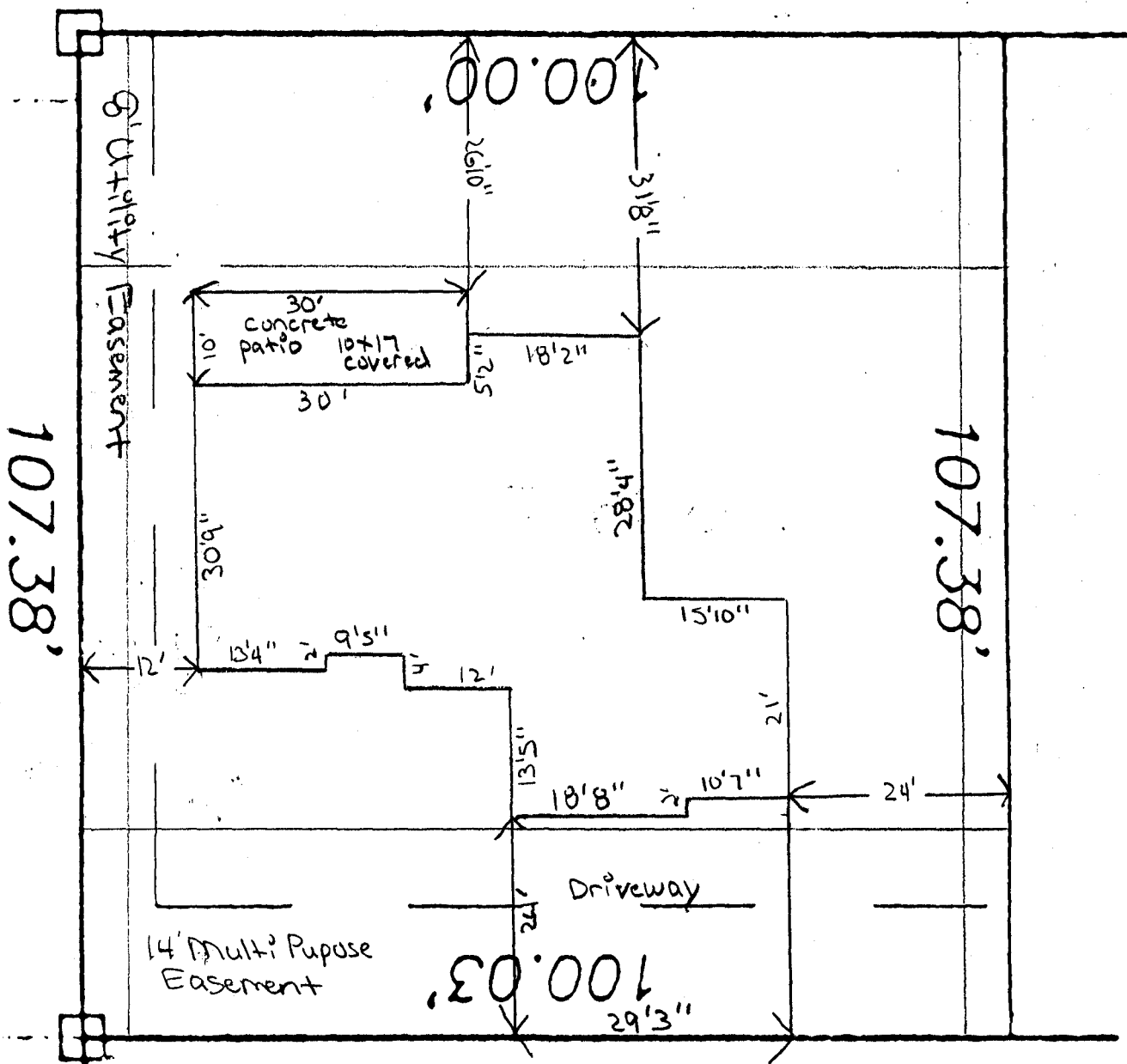
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14513</u>
Utility Accounting <u>U. Beusery</u>	Date <u>1/17/02</u>		

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)

3/32 = 1.67

633 Tamarron Drive
Grandview Subdivision
Filing 5, Block 2, Lot 1



DRIVE OK
DHL
1/11/02

1-702 Tamarron Drive

ACCEPTED *Gayle Henderson*
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.

94.90'