

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. 83719



Your Bridge to a Better Community

BLDG ADDRESS 635 Tamaron Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2,515
 TAX SCHEDULE NO. 2943-062-39-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2,515
 FILING 5 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER J.G. Moham Const, Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3020 Brookcliff Ave USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 434-6069 ~~Single Family Residential~~
 (2) APPLICANT Same As Above DESCRIPTION OF WORK & ~~INTENDED USE~~ New single family residential homes
 (2) ADDRESS _____ TYPE OF HOME PROPOSED: TR
 Site Built _____ Manufactured Home (UBC)
 _____ 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).

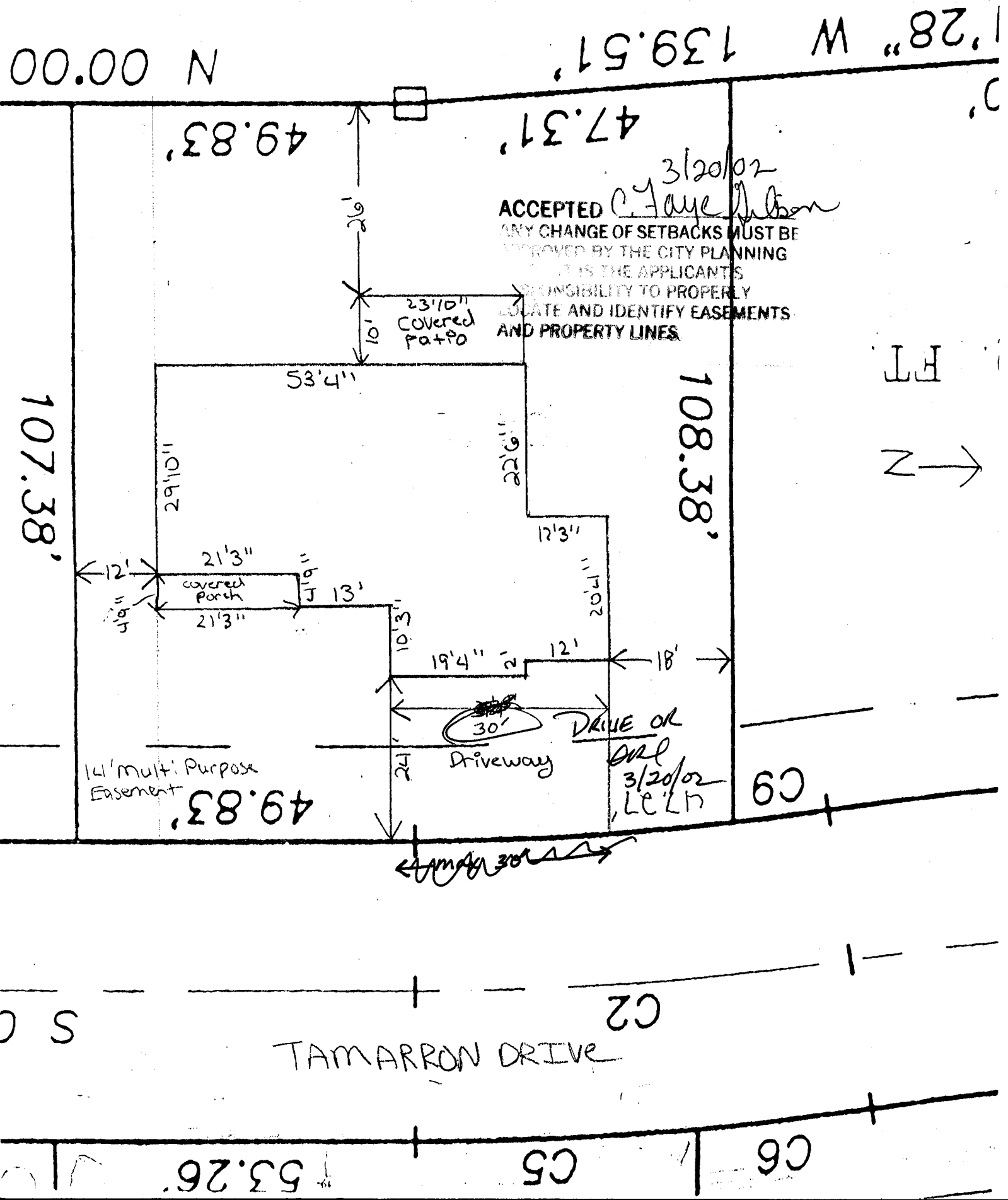
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Adam E. Moham Date 3-18-02
 Department Approval PK Lyle Johnson Date 3/20/02

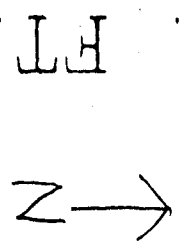
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/OWN# <u>946071</u>
Utility Accounting <u>Li Beusley</u>	Date <u>3/20/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

635 Tamarroon Drive
Grandview Subdivision
Filing 5, Block 2, Lot 2



ACCEPTED *C. Faye Nelson*
3/20/02
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



C9

C2

C5

C6

53.26'

TAMARRON DRIVE

49.83'

108.38'

107.38'

49.83'

47.31'

23'10" Covered Patio

21'3" covered porch

30' Driveway

DRIVE OR

ORP
3/20/02
LE/LH

14' Multi Purpose Easement

Handwritten signature