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

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

BLDG PERMIT NO. 83334



Your Bridge to a Better Community

BLDG ADDRESS 643 TAMARRON DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2400

TAX SCHEDULE NO. 2943-06338-016 SQ. FT. OF EXISTING BLDGS NA--

SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED NA.

FILING #5 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Norm McLelland NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 1964 N R.D. USE OF EXISTING BUILDINGS NA.

(1) TELEPHONE 858 1281 DESCRIPTION OF WORK & INTENDED USE New Con.

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS S

(2) TELEPHONE S

PAYD
MAR 01 2002

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 Norm McLelland Date 2/21/02

Department Approval PH Gayle Henderson Date 3-1-02

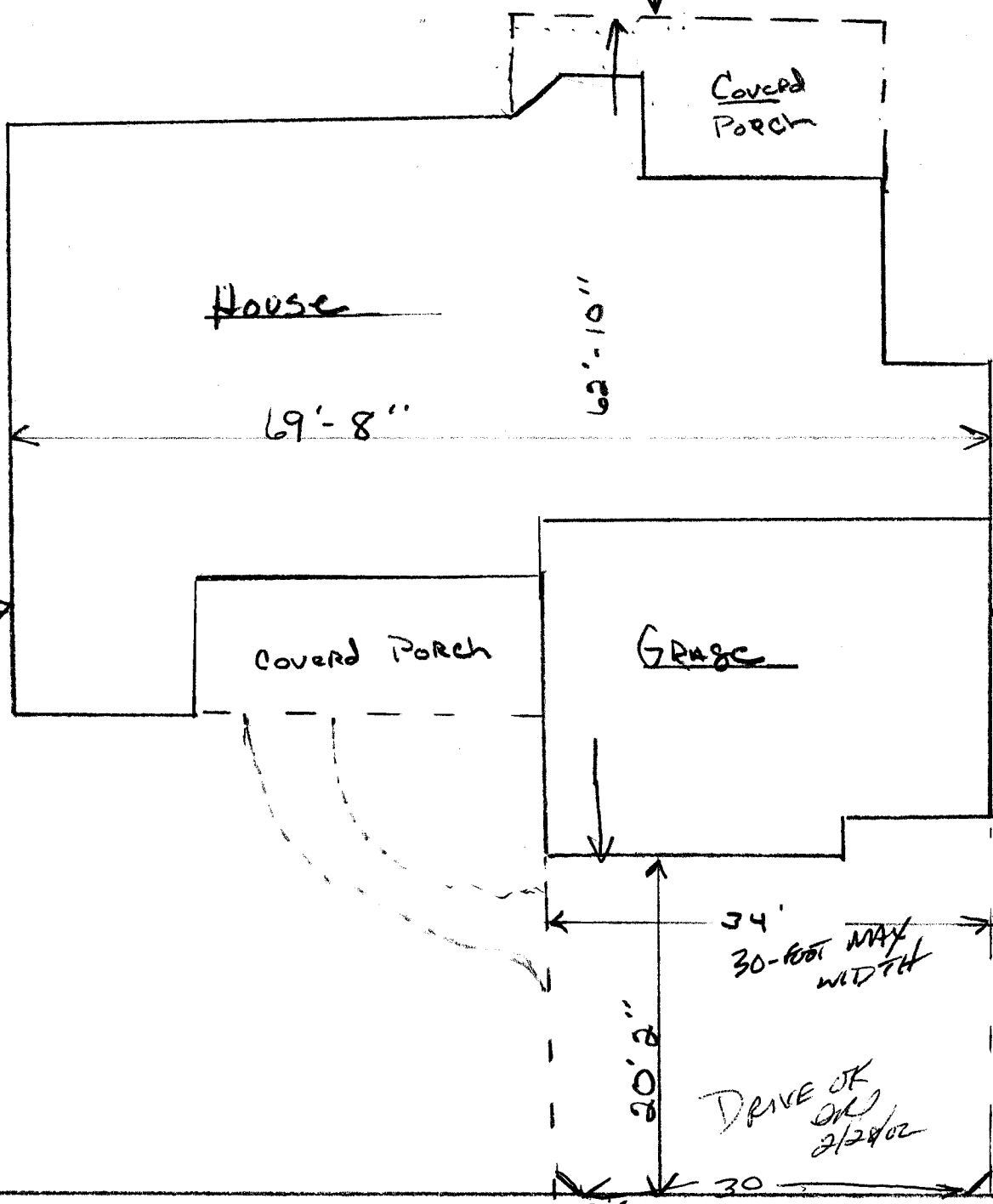
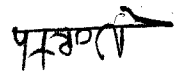
| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>14624</u> |
| Utility Accounting | <u>C. Bensley</u> | Date | <u>2/3/1/02</u> |

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)

98.00

3-1-02
ACCEPTED *Dayleen 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.



108.01

108.01

98.00

L43

TAMARRON DR