

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

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

BLDG PERMIT NO. 83746



Your Bridge to a Better Community

BLDG ADDRESS 652 TAMAROW DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 3107  
 TAX SCHEDULE NO. 2943-062-39-001 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION GRAND VIEW SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED 3107  
 FILING 5 BLK 3 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SKEPTON CONSTRUCTION INC. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE Now Home  
 (2) APPLICANT SKEPTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 4247  Site Built  Manufactured Home (UBC) **PAID**  
 (2) TELEPHONE 245-9008  Manufactured Home (HUMAR 29 2002)  
 Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location, 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 \_\_\_\_\_  
 Department Approval Bill NLM Date 3-29-02

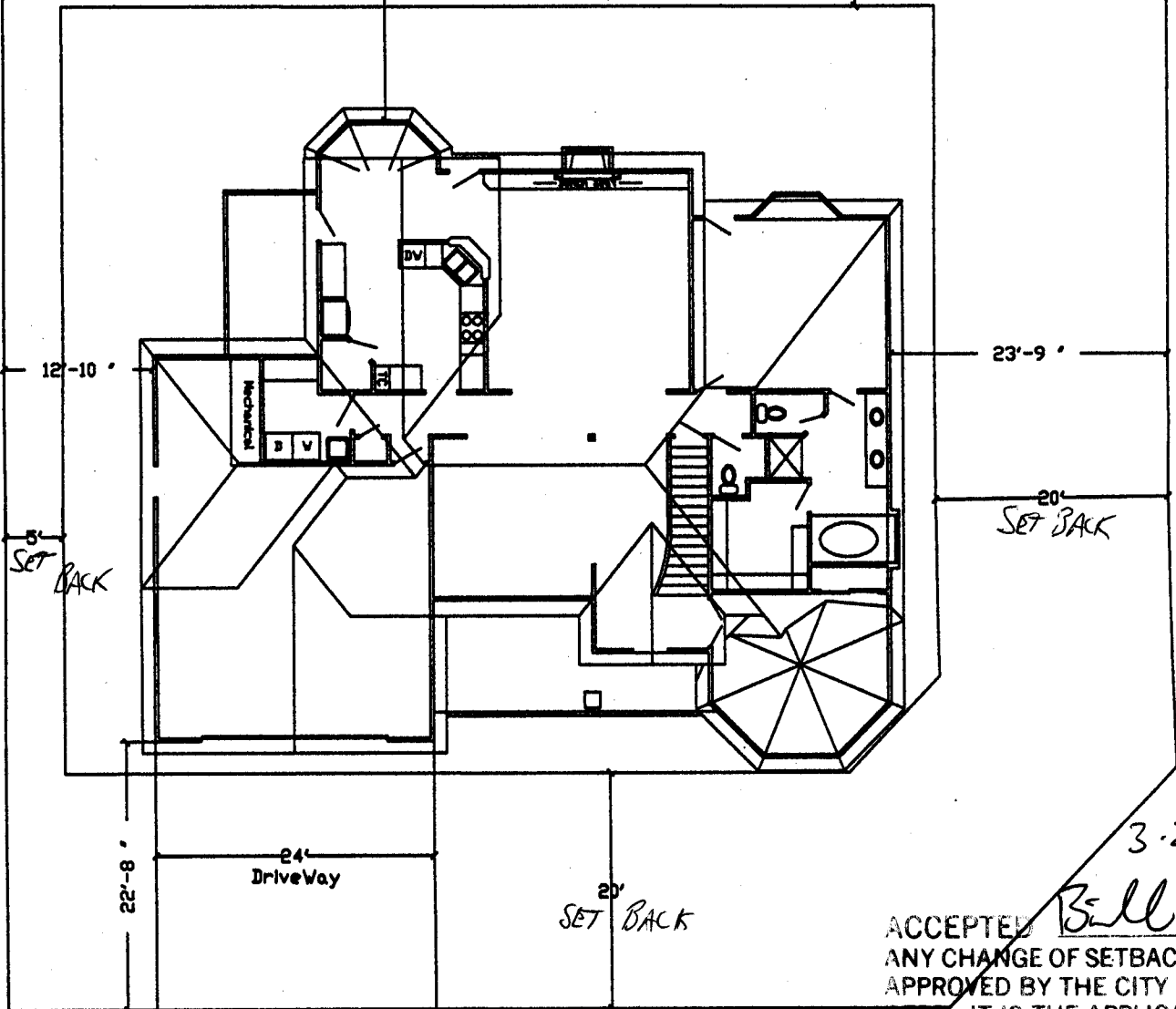
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14693</u>
Utility Accounting	<u>C. Benseley</u>		Date <u>3/29/02</u>

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)

Lot 1  
Block, 3

25'  
SET BACK

34'-8"



12'-10"  
5'  
SET BACK

23'-9"

20'  
SET BACK

22'-8"

24'  
DriveWay

20'  
SET BACK

3-29-02

*Bill Nith*

ACCEPTED  
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.

DRIVE OK  
DRL  
3/25/02

Ridge Drive

652 Tamarron Drive