

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. 85575



Your Bridge to a Better Community

BLDG ADDRESS 658 660 TAMARROW DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2902

TAX SCHEDULE NO. 2943-062-39.002 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2902

FILING 6 BLK 1 LOT 4

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER JRT BUILDERS INC.

(1) ADDRESS 680 SEQUEL CT.

(1) TELEPHONE 434-5989

(2) APPLICANT OWNER

(2) ADDRESS _____

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE Single family

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 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).

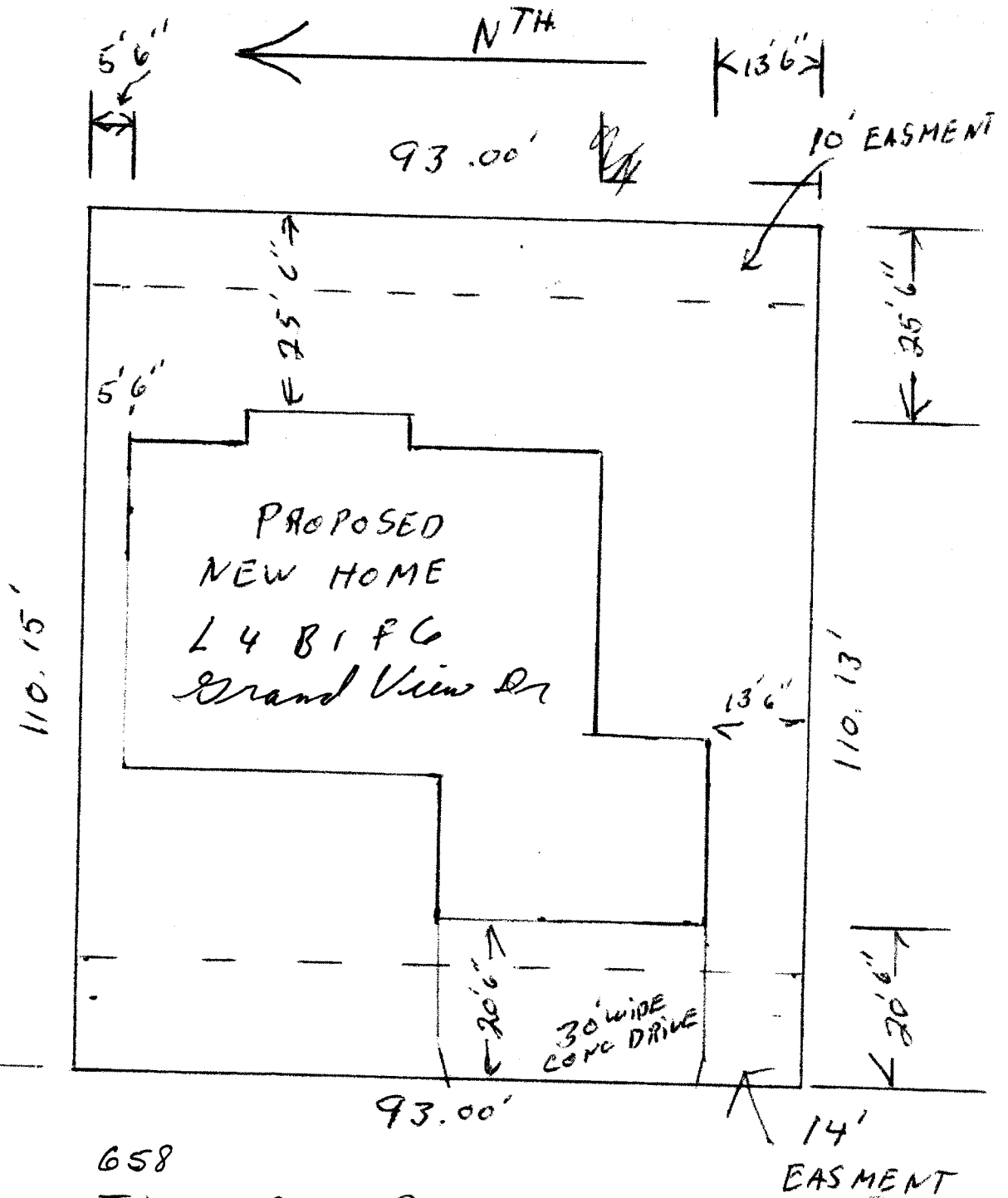
Applicant Signature LeRoy Jensen Date 7-9-02

Department Approval PB Pat Bluhman Date 7-30-02

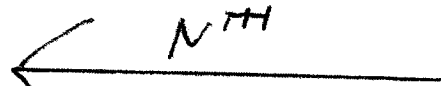
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15134</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/30/02</u>		

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)



658
TAMARRON DR.



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

7-30-02

Done OK
Pat Bushman
 7-26-02