

FEE \$	10.00
TCP \$	500.00
SIF \$	298.00



2

BLDG PERMIT NO. 87370

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 663 Tamaran Dr TAX SCHEDULE NO. 2943-062-41-006
 SUBDIVISION Brand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2399
 FILING 6 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) Garage 070
 (1) OWNER Jeff McClelland Prop. NO. OF DWELLING UNITS
McClelland Homes BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 274 31 Rd
 (1) TELEPHONE 523-7152 250-6224 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same as above USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Construction

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 35'
 CENSUS 10 TRAFFIC 22 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Jeffrey M. McClelland Date 12-4-02
 Department Approval NA Wishi Uragoe Date 12/11/02

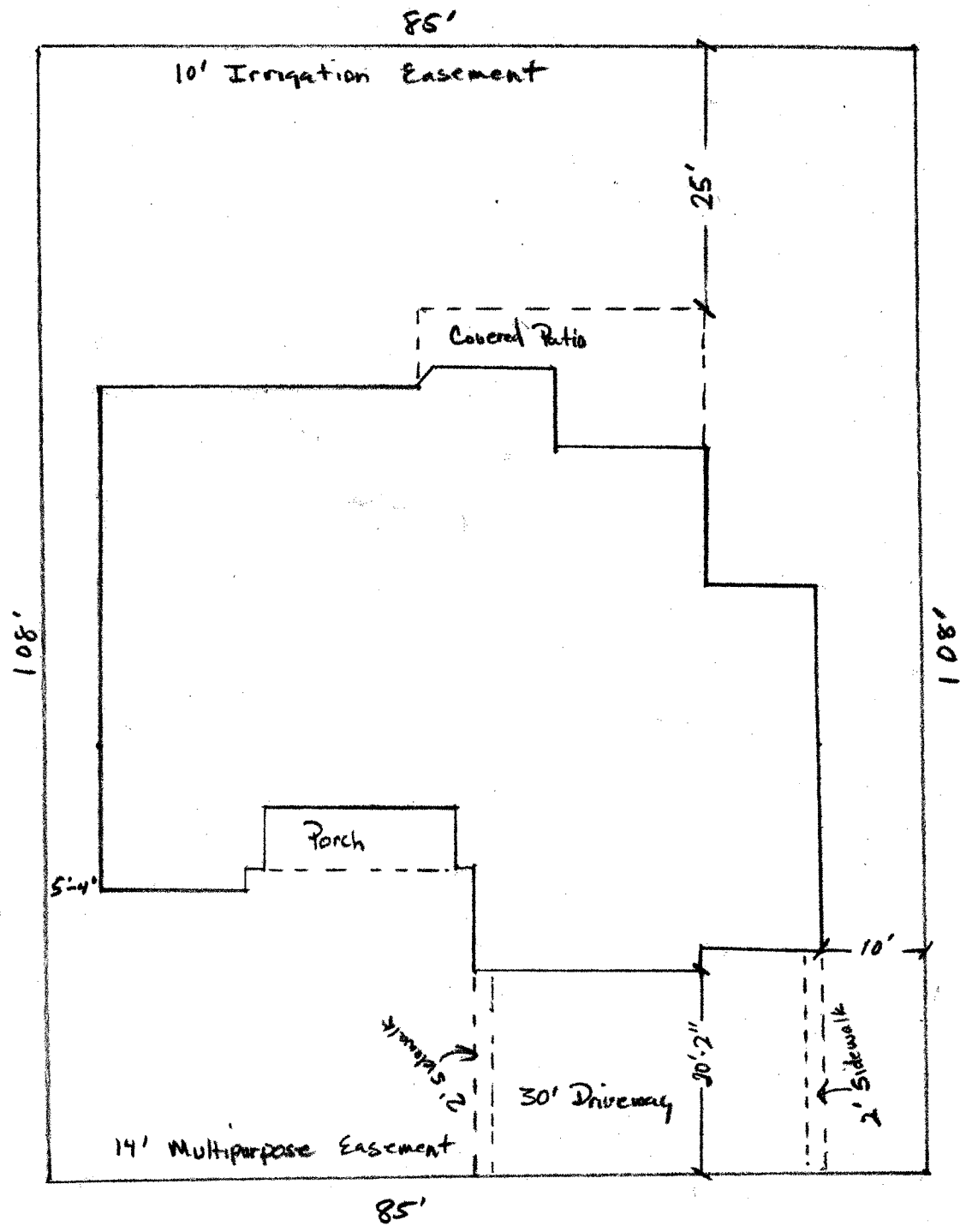
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 15561

Utility Accounting C. Bensley Date 12/11/02

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)

12/11/02
 Accepted *Alisa Morgan*
 ALL APPLICANTS MUST BE
 CAPABLE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 MUST HAVE THE ABILITY TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES



663 Tamarron
 Lot 7 block 2

ole
ll
 12/5/02

