

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

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

BLDG PERMIT NO. 85987



Your Bridge to a Better Community

BLDG ADDRESS 665 1/2 TAMMARRON SQ. FT. OF PROPOSED BLDGS/ADDITION 2200  
 parent parcel  
 TAX SCHEDULE NO. 2943062-35-018 SQ. FT. OF EXISTING BLDGS ---  
 SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2200  
 FILING 6 BLK 2 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SAM CARDONA NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS ---  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME  
 (2) APPLICANT DAVE WEWS TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2953 D 1/2  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 257-1710 \_\_\_\_\_ 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  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 8-  
 Department Approval [Signature] Date 8-23-02

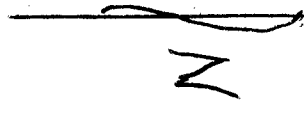
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15230</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/23/02</u>

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)

158

25'



9.69

12'6"

62'

5'

8-23-02

ACCEPTED *Pat Bushman*  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

30'  
DRIVE WAY

20'

TAMARACK DRIVE

LOT 9 BLOCK 7 FILING 4

*Pat Bushman*  
20-32-8  
8-23-02