

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

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

BLDG PERMIT NO. 86260

ac



Your Bridge to a Better Community

BLDG ADDRESS 659 TAMARON SQ. FT. OF PROPOSED BLDGS/ADDITION 1841
 TAX SCHEDULE NO. 2943-062-39-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 1841
 FILING 6 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKOTTA CASPEROWSKI NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 248-9008 DESCRIPTION OF WORK & INTENDED USE Now Home
 (2) APPLICANT SKOTTA CASPEROWSKI/asc TYPE OF HOME PROPOSED:
 (2) ADDRESS 20 BX 4247 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (2) TELEPHONE 248-9008

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 & 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 23 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).

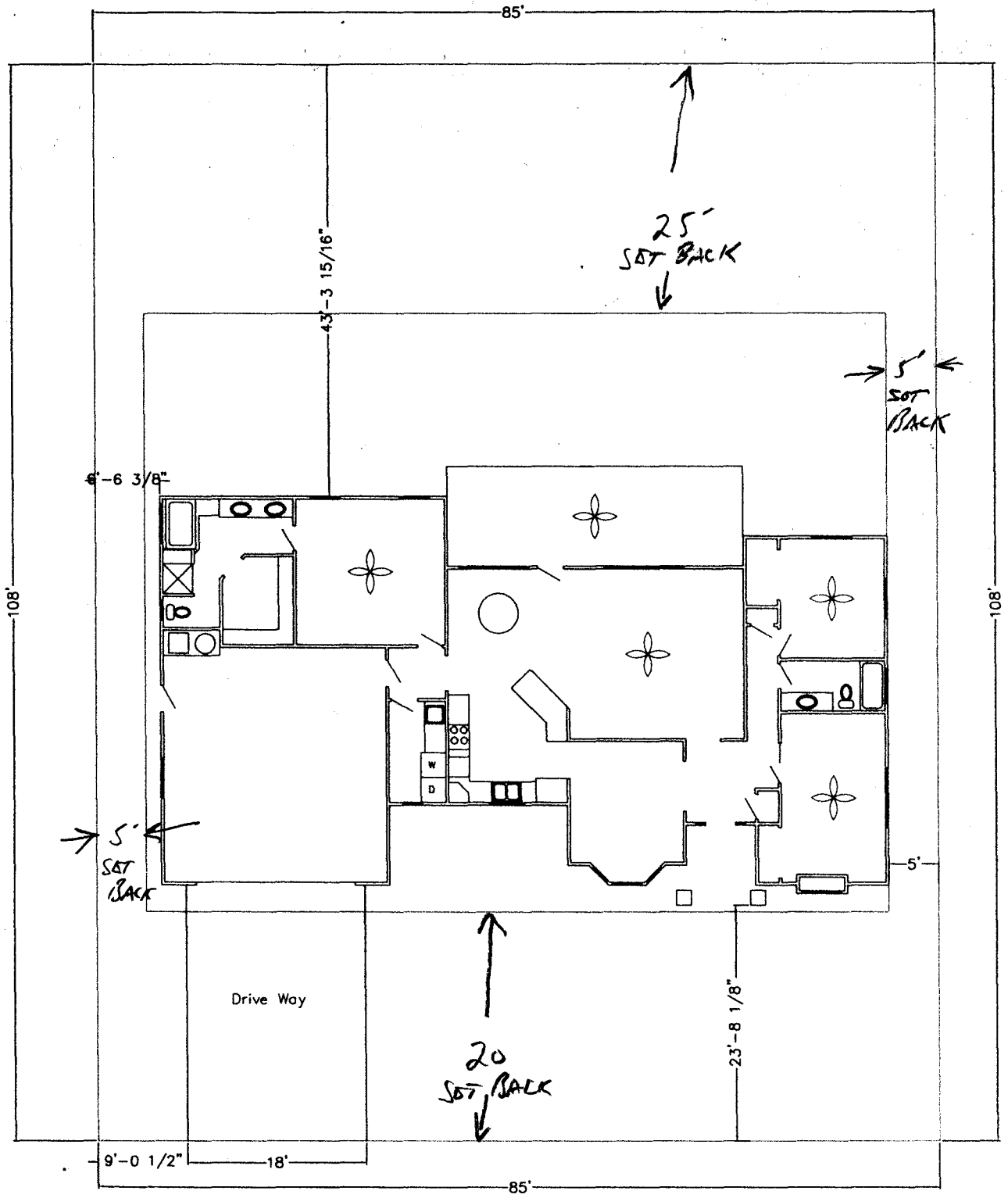
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/12/02
 Department Approval [Signature] Date 9/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15307</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/18/02</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)



9/18/02 Tamarron Drive

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

C. Jay Nelson 659

OK
OK
 9/13/02