

FEE \$ 16.00
 TCP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



Building Address 654 TAMARRON DR
 Parcel No. 2943 - 062 - 40 - 001
 Subdivision GRAND VIEW
 Filing 6 Block 2 Lot 1

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2636
 Sq. Ft. of Lot / Parcel 11227
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5910

OWNER INFORMATION:

Name SKELTON CONST. INC
 Address P.O. Box 4247
 City / State / Zip G.D. Co. 81502

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name SKELTON CONST
 Address _____
 City / State / Zip _____
 Telephone 245-9008 / 250-7055

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 20/25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5/3 from PL Rear 25/5 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval W
 (Engineer's Initials)

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 Day Sheeran Date _____
 Department Approval NA Wishu Aragon Date 10/29/03

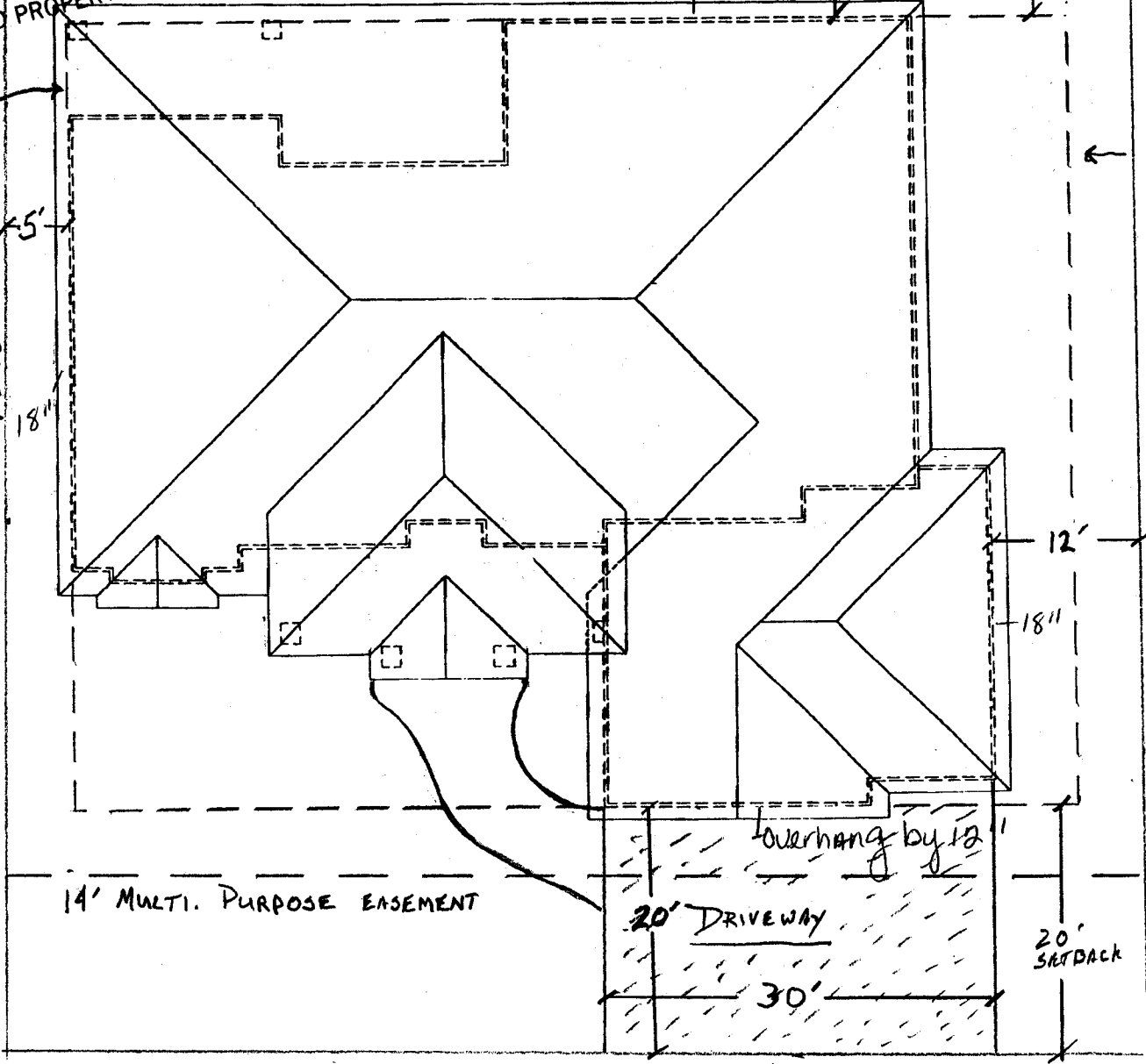
Additional water and/or sewer tap fee(s) are required	YES	NO	W/O No. <u>16693</u>
Utility Accounting <u>D</u> <u>Araven</u>	Date <u>10/29/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Alisa Mason 10-29-03*
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.

5' SETBACK

110.10'



Overhang by 18"

25' 6"

25' SETBACK

5' SETBACK

110.07'

12'

18"

14' MULTI. PURPOSE EASEMENT

20' DRIVEWAY

Overhang by 18"

30'

20' SETBACK

654 TAMARRON DR

← NORTH

ore

uc
10/20/03