

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>500.00</u>	School Impact \$ <u>292.00</u>

②

BLDG PERMIT NO. <u>89123</u>
FILE #

**single family PLANNING CLEARANCE**  
 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 661 TAMARRON DR. TAX SCHEDULE NO. 2943-062-41-005  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1910  
 FILING 6 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0  
 OWNER Norm McClelland NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 ADDRESS 1964 N.R.D. NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 TELEPHONE 858-1281 USE OF ALL EXISTING BLDGS N-A  
 APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: New  
 ADDRESS \_\_\_\_\_ House  
 TELEPHONE \_\_\_\_\_

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_  
 SETBACKS: FRONT: 20/25 from Property Line (PL) or \_\_\_\_\_  
 from center of ROW, whichever is greater  
 SIDE: 5/3 from PL REAR: 25/5 from PL PARKING REQUIREMENT: 2  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 MAXIMUM HEIGHT 35'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 60% CENSUS TRACT 10 TRAFFIC ZONE 22 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Norman McClelland Date 4/17/03  
 Department Approval Gayleen Henderson Date 4-29-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15986</u>
Utility Accounting <u>[Signature]</u>			Date <u>4-29-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

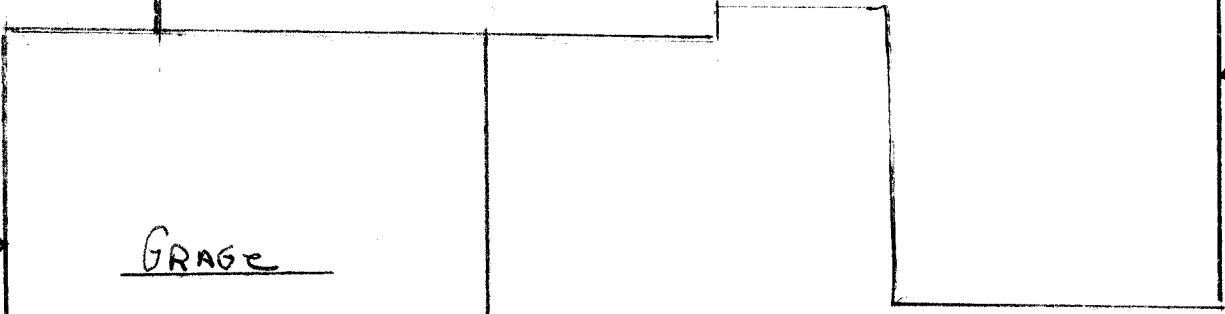
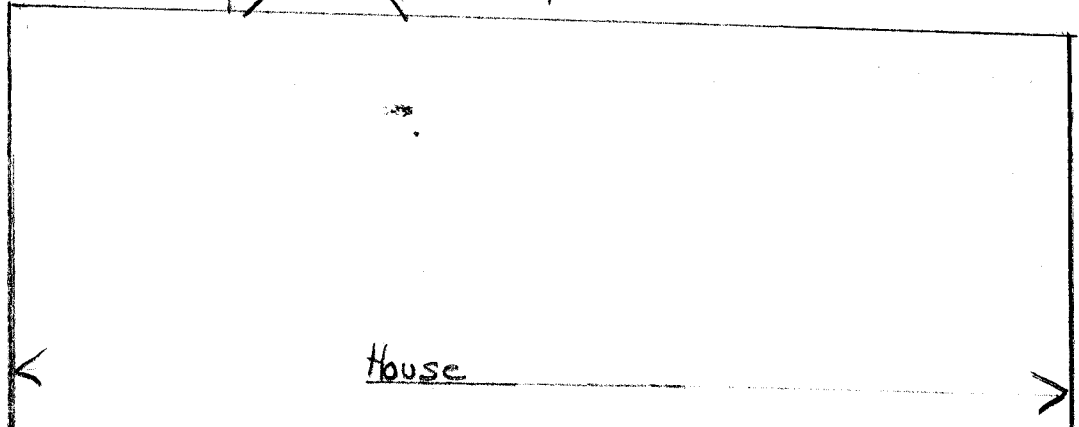
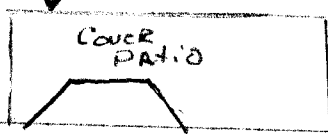
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

North →

85.00'

H-29-03  
Gayle Henderson  
ACCEPTED  
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.

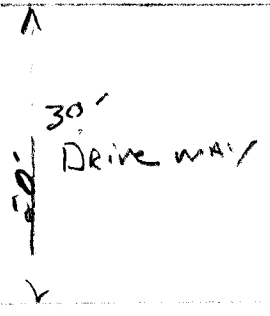
25'



108.00'

12'

108.00'



OK  
4/23/02

85.00'

661 TAMARRON DR.