

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



2

BLDG PERMIT NO 881252

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 665 Tamaron TAX SCHEDULE NO. 2943-062 41 007
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2399
 FILING 6 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER McClelland Homes Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 274 31 Rd
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 523-7152 250-6224 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'/25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5'/3' from PL Rear 25'/5' from PL Special Conditions permanent foundation
 Maximum Height 35' required
 CENSUS _____ TRAFFIC _____ 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).

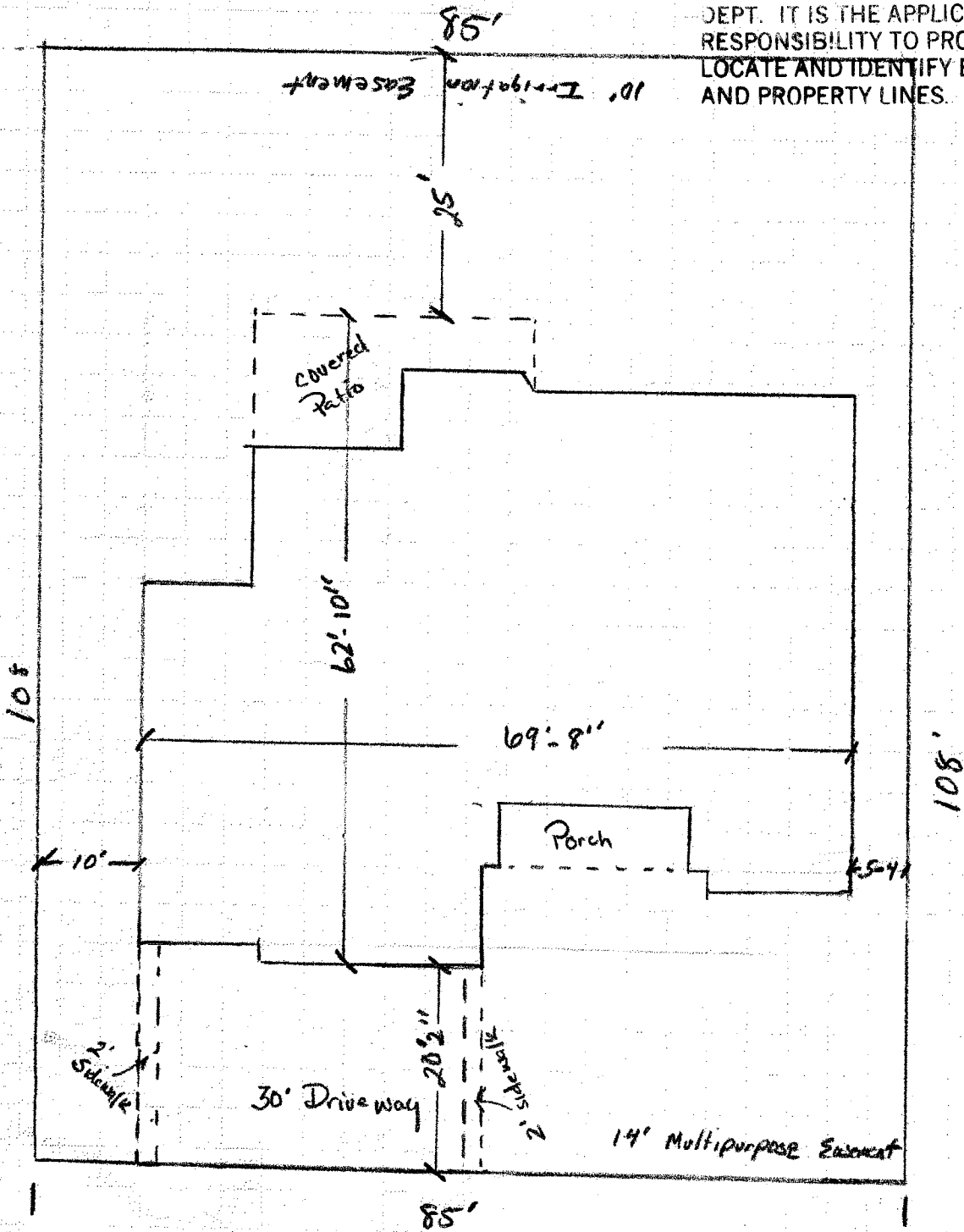
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jeffrey G. McClelland Pres Date 3-19-03
 Department Approval Bill Miller Mayor Date 3/26/03

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 15864
 Utility Accounting D. Knauer Date 3/26/03

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)

ACCEPTED *W. K. Ragon* 3/20/03
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.



W
3/21/03