

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



Q

BLDG PERMIT NO. 87862

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 668 Tamaron TAX SCHEDULE NO. 2943-062-40-008  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2764  
 FILING 6 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Jeff McChelland NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 274 31 Rd NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 523-7152/250-6224 USE OF EXISTING BLDGS W/A  
 (2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS \_\_\_\_\_ Construction  
 (2) TELEPHONE \_\_\_\_\_

**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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt 2  
 Side 5'/3' from PL Rear 25'/5' from PL  
 Special Conditions \_\_\_\_\_  
 Maximum Height 35'  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Jeffery A. McChelland Date 1-20-03  
 Department Approval [Signature] Date 1/24/03  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 1-23-03  
 Utility Accounting [Signature] Date 15650

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)

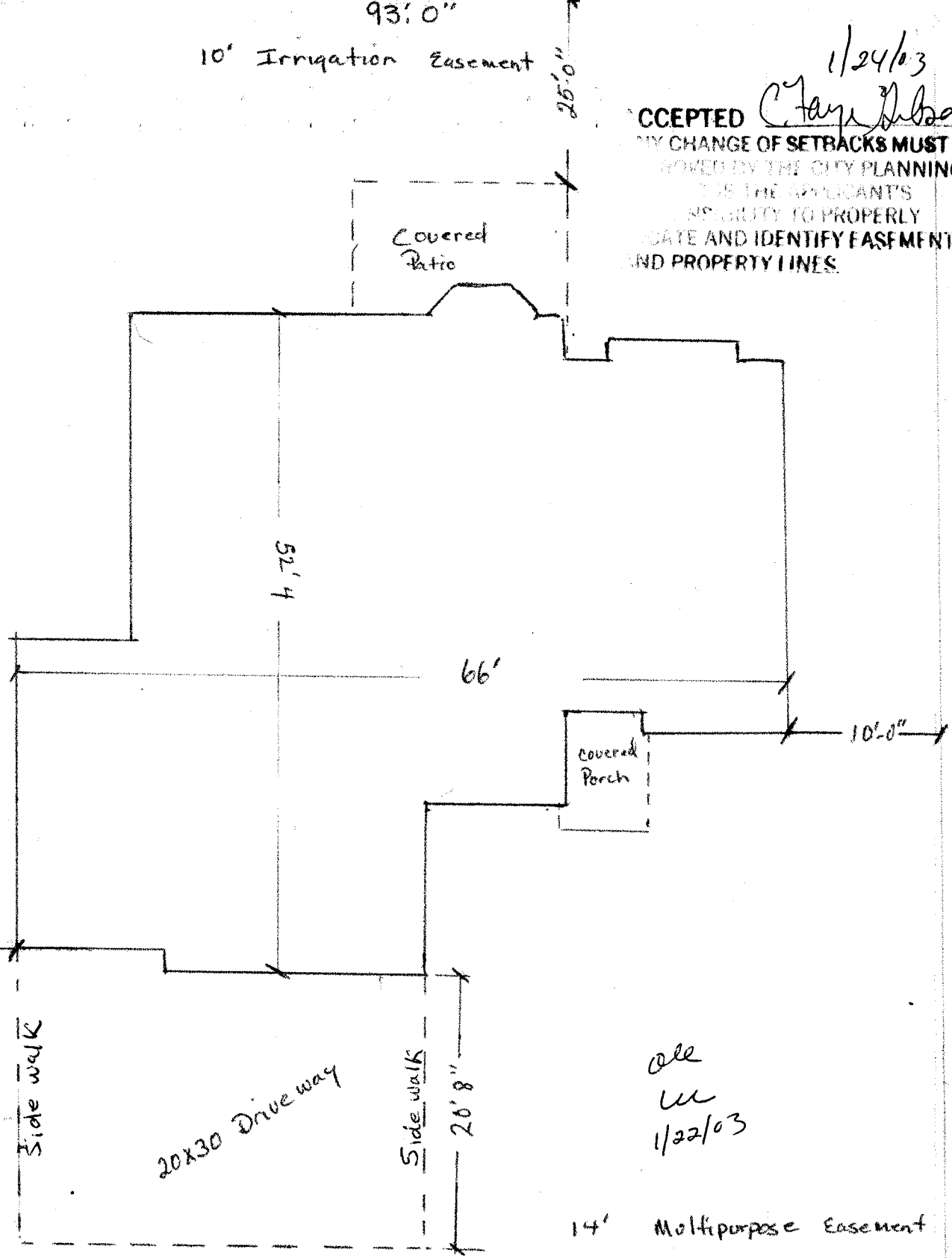
93' 0"

10' Irrigation Easement

1/24/03

Clay Gibson

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



all  
ll  
1/22/03

14' Multipurpose Easement

668 Tamarron  
Lot 9 Filing 6 block 1

