

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

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

BLDG PERMIT NO. 90110



Your Bridge to a Better Community

BLDG ADDRESS 671 TAMARRON SQ. FT. OF PROPOSED BLDGS/ADDITION 2340
 TAX SCHEDULE NO. 2943-002-41-011 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED —
 FILING 6 BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER DAVE WENS NO. OF BUILDINGS ON PARCEL
 Before: — After: — this Construction
 (1) ADDRESS 2953 1/2 Rd USE OF EXISTING BUILDINGS ~~HOME~~
 (1) TELEPHONE 257-1710 DESCRIPTION OF WORK & INTENDED USE HOME
 (2) APPLICANT SOME TYPE OF HOME PROPOSED:
 (2) ADDRESS — Site Built — Manufactured Home (UBC)
 (2) TELEPHONE — — Manufactured Home (HUD)
— Other (please specify) —

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' 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 22 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).

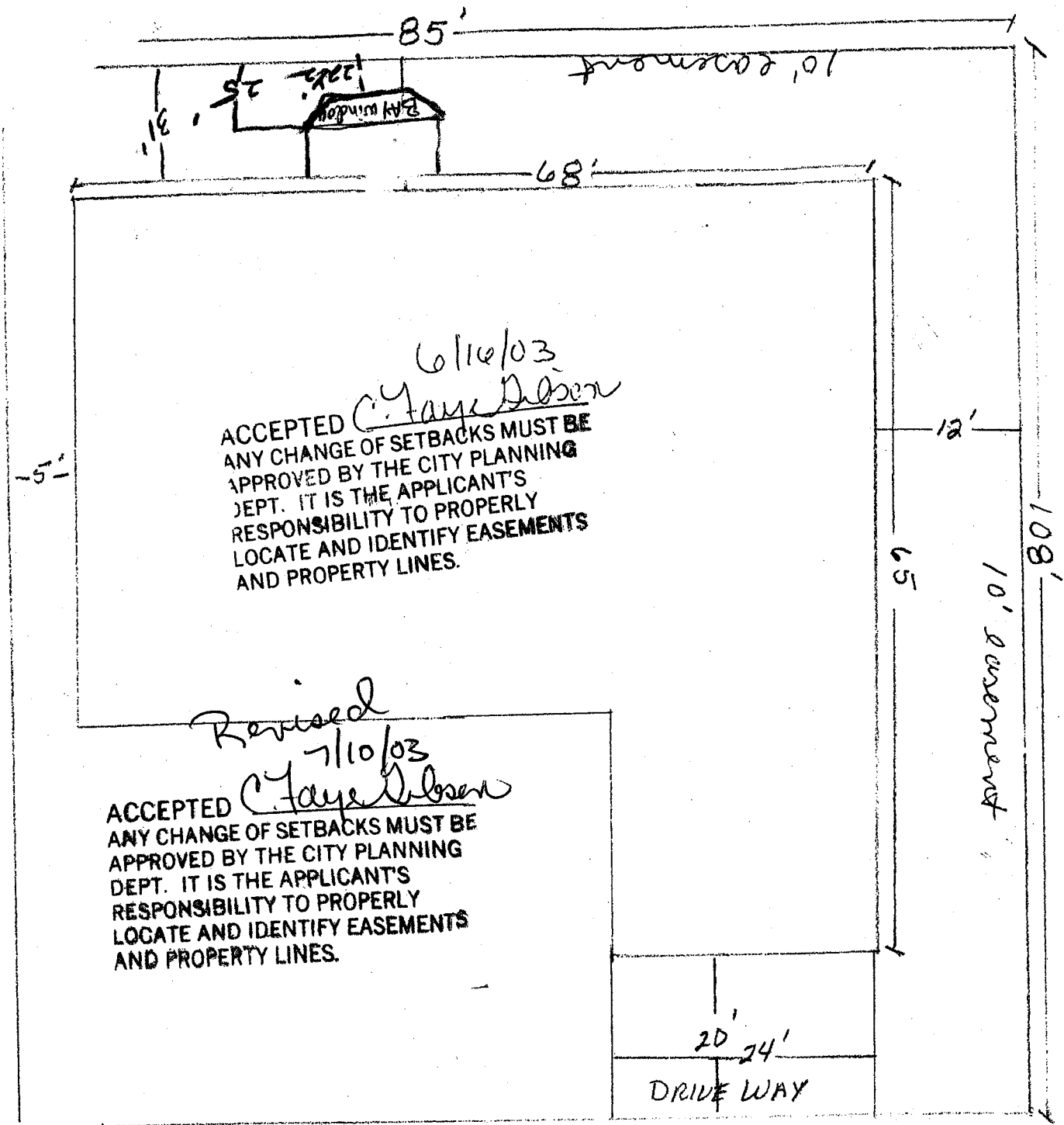
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-12-03
 Department Approval [Signature] Date 6/16/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16188</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-16-03</u>		

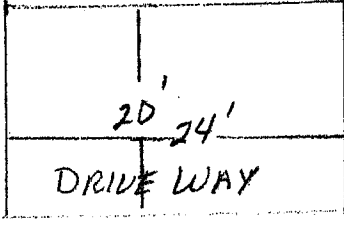
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



6/16/03
 ACCEPTED C. Faye Jensen
 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.

Revised
 7/10/03
 ACCEPTED C. Faye Jensen
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6/21/03
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