

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



BLDG PERMIT NO. 89124

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 672 Tamarron Dr TAX SCHEDULE NO. 2943 - 062 - 40 - 010

SUBDIVISION brand VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2740

FILING 6 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Jeff McClelland NO. OF DWELLING UNITS
McClelland Homes BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 274 31 road

(1) TELEPHONE 523-7152 250-6224 NO. OF BLDGS ON PARCEL
 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 (single family)

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 _____

Maximum Height 35'

CENSUS 10 TRAFFIC 22 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 Jeffery M. McClelland Pres. Date 4-21-03

Department Approval Gayle Henderson Date 4-29-03

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 15985

Utility Accounting Alvarez Date 4-29-03

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)

93.00

10' Irrigation Easement

4-29-03

ACCEPTED

Gayleen Henderson

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'-0"

SINGLE STORY CBS
SINGLE FAMILY RESIDENCE
FIN. FLR. EL. ±

72'-0"

69'-4"

110.34

9'-0"

110.34

12'-0"

20'-8"

de
ur
4/23/03

14' Multipurpose Easement

30' Drive Way

93.00

672 Tamarron Dr

lot 11 block 1 Filing 6