

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

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

BLDG PERMIT NO. 90364



Your Bridge to a Better Community

BLDG ADDRESS 574 TAMARROW SQ. FT. OF PROPOSED BLDGS/ADDITION 2400
 TAX SCHEDULE NO. 2943-06240-011 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2800
 FILING 6 BLK 1 LOT 12 NO. OF DWELLING UNITS:
 Before: ~~30~~ After: 1 this Construction
 (1) OWNER DALE HILL NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 656 WELIB CT USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 242-7022 DESCRIPTION OF WORK & INTENDED USE SUBSEE RES
 (2) APPLICANT DALE HILL TYPE OF HOME PROPOSED:
 (2) ADDRESS 656 WELIB CT Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 234 7022 _____ 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 D TRAFFIC _____ 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 Dale L Hill Date 7-10-03
 Department Approval [Signature] Date 7/11/03

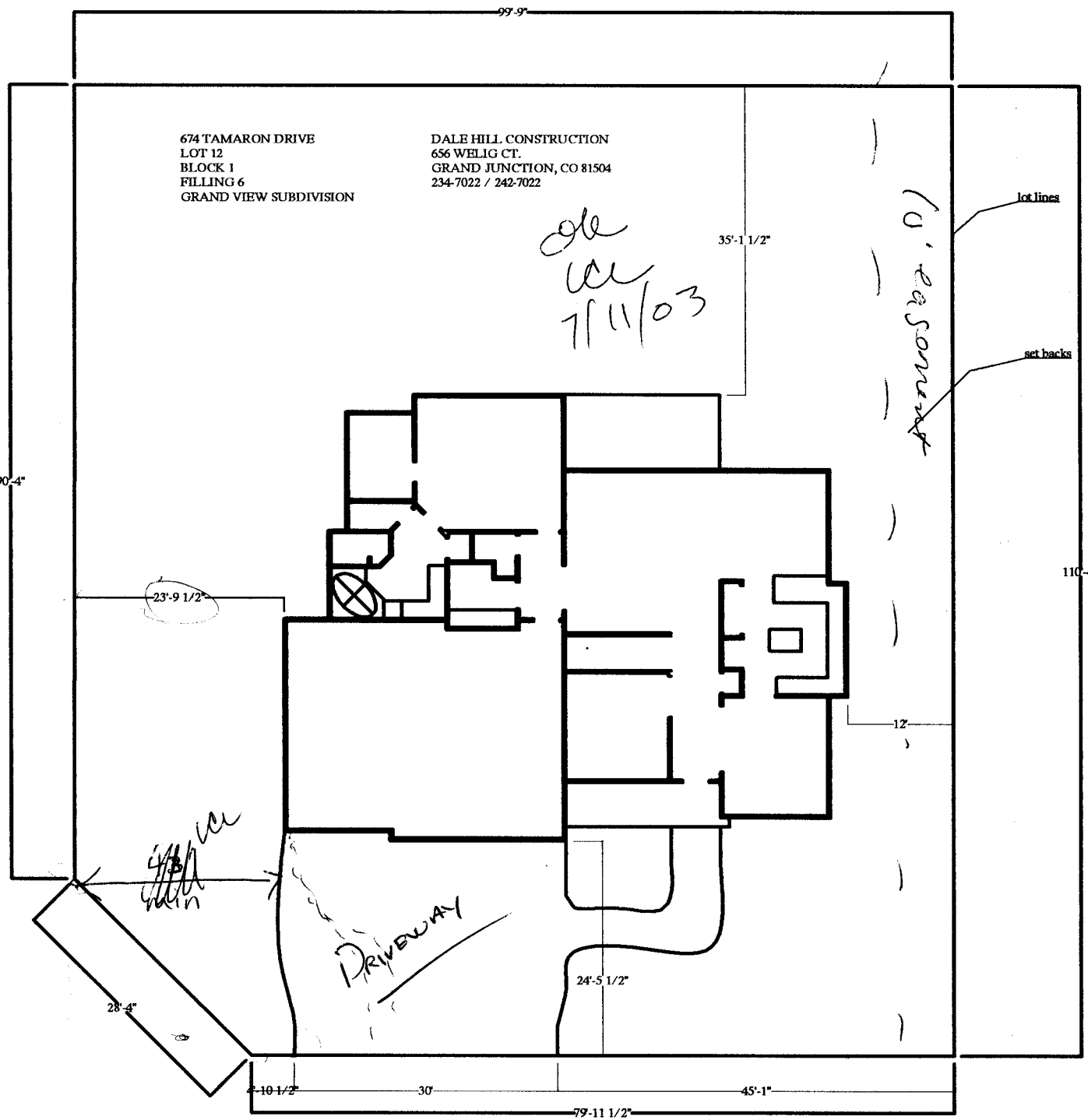
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16298</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-11-03</u>

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)

7/11/03
ACCEPTED *Clayton Johnson*
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.

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674 TAMARON DRIVE
LOT 12
BLOCK 1
FILLING 6
GRAND VIEW SUBDIVISION

DALE HILL CONSTRUCTION
656 WELIG CT.
GRAND JUNCTION, CO 81504
234-7022 / 242-7022

dl
ll
7/11/03

10' easement

N

CORNER

GS

|| *ll* TAMARON DRIVE *→*