

FEE \$	10,00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 138 TAMARON DR
 Parcel No. 2943-063-38-003
 Subdivision GRAND VIEW
 Filing 5 Block ONE Lot 3

No. of Existing Bldgs 0 Proposed ONE
 Sq. Ft. of Existing Bldgs 0 Proposed 2334
 Sq. Ft. of Lot / Parcel 10412
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2334

OWNER INFORMATION:

Name JONG SKELTON
 Address 2486 MORGANSEY DR.
 City / State / Zip GRAND JCT CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SKELTON
 Address 2486 MORGANSEY DR
 City / State / Zip GRAND JCT. CO. 81505
 Telephone 250-7055

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>NOTE LOT GRADING REQ</u>
Voting District <u>D</u>	Driveway Location Approval _____ (Engineer's Initials)

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 Jong Skelton Date 4-30-04
 Department Approval Payleen Henderson Date 5-20-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>1274</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/20/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-20-04

ACCEPTED

Gayle Henderson

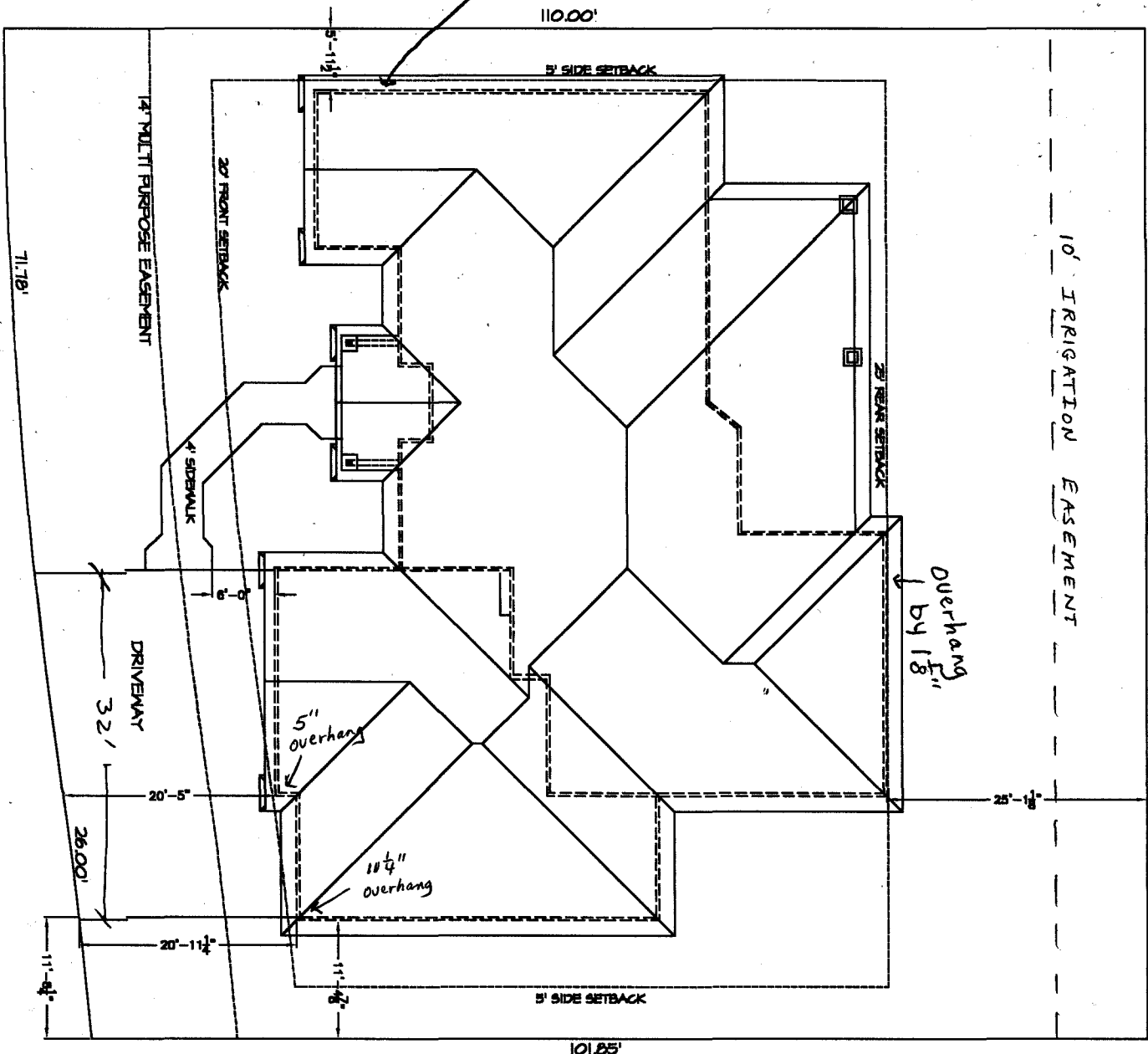
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Overhang by 11 1/2"

Overhang by 18"

5" Overhang

10 1/4" Overhang



TAMARROW DR.



*OK
5/12/04*

638
TAMARROW DR

Skelton Construction, Inc.
P.O. Box 4247
Grand Junction, CO 81502
970-245-9008