

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

69585-39227
633 Tamaroon Dr.

Building Address _____
 Parcel No. 294306320021
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .247 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Henry Staffel
 Address 633 Tamaroon Dr.
 City / State / Zip G.J., CO.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Floyd + Son Con.
 Address 2031 H 3/4
 City / State / Zip Fruita Co 81571
 Telephone 858 8909

***TYPE OF HOME PROPOSED:**

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

NOTES: 90 sq Laundry 190 sq Patio Cover

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 40
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5/3 from PL Rear 10/5 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ 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 [Signature] Date 3-19-07
 Department Approval [Signature] Date 3/19/07

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>No Wtr/SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/19/07</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)

City of Grand Junction GIS Master Map ©

Traffic Cameras

- Grand Ave. and ...
- I70B and 25 Rd.
- North Ave. and 2...
- Patterson Rd. an...
- Patterson Rd. an...

Parcels

- Address Label

Air Photos

- 2006 Photos

Highways

Rivers

Grand Mesa Lakes

Lakes

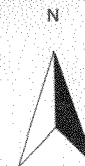
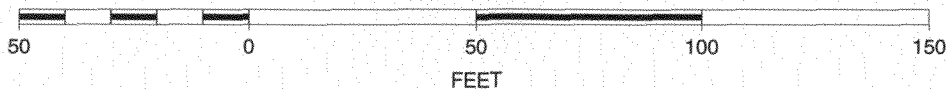
Street Lables

USGS

- DOQQS

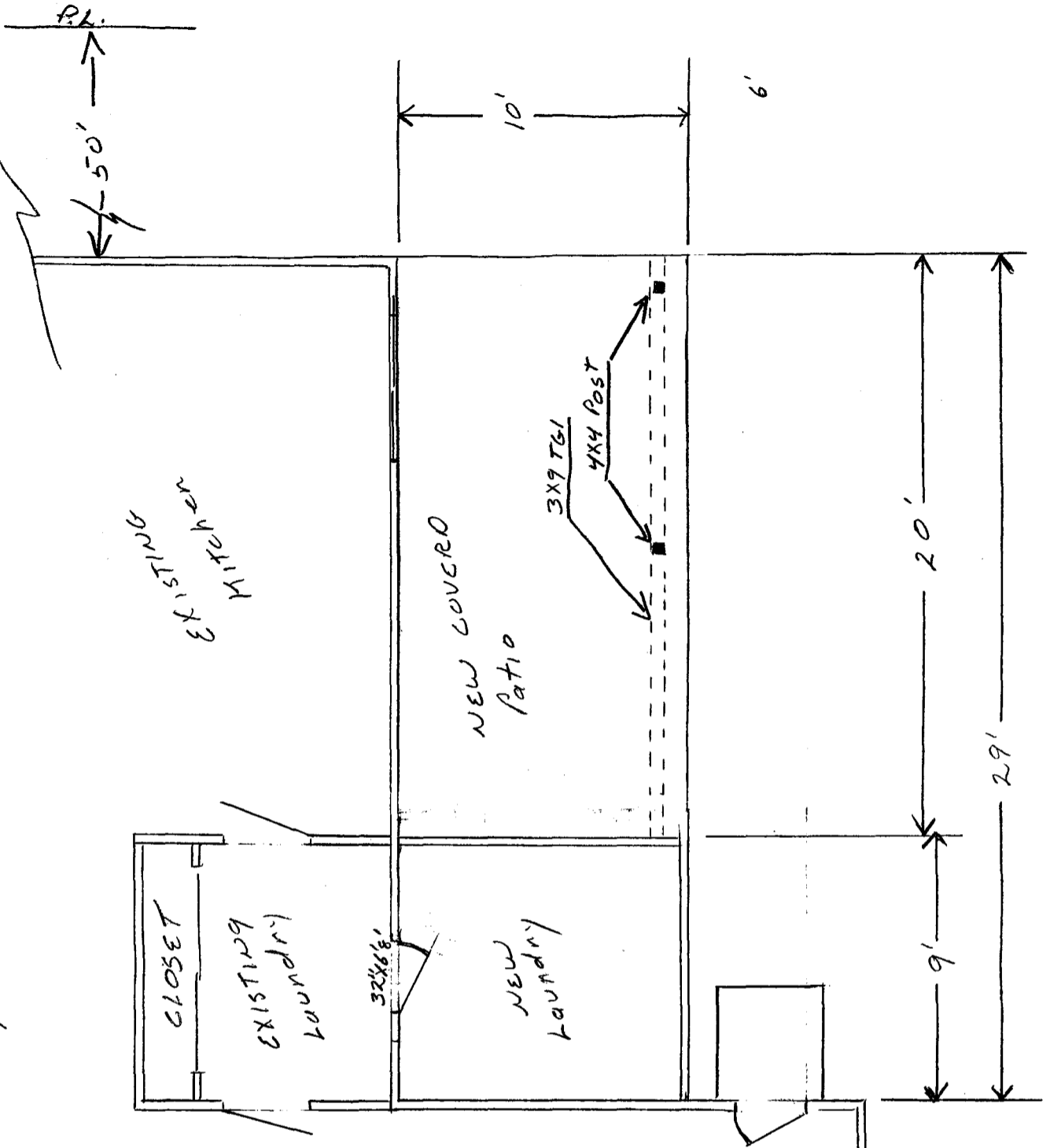


SCALE 1 : 502



Scale 1/4" = 1'

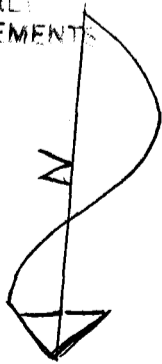
Henry Steffel 633 Tamarren Dr.



Addition does not affect the Setbacks for the Side or Front of the house

Wendy Spurr

SETBACKS MUST BE
PLANNING
PROPERLY
IDENTIFY EASEMENTS
AND PROPERTY LINES.



EXISTING
GARAGE

