

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

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

LDG PERMIT NO. _____

Building Address 633 TAMARRON
 Parcel No. 2943-063-20-021
 Subdivision GRAND VIEW
 Filing 5 Block 2 Lot 2
OWNER INFORMATION: 2 1

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 3262 Sq. Ft. Proposed 376
 Sq. Ft. of Lot / Parcel 10,890 / .25 ACRE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3395 / 3771
 Height of Proposed Structure 16'

Name DAVID & JULIE LARSEN
 Address 633 TAMARRON
 City / State / Zip GRAND Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 12 x 30 Addition

APPLICANT INFORMATION:
 Name KEYSTONE CUSTOM BUILDERS
 Address P.O. Box 1807
 City / State / Zip GRAND Jct, CO 81502
 Telephone 243-9428

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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. + 32399

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement _____ PAID
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>1</u>	ACCEPTED
Driveway Location Approval _____	ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IB
(Engineer's Initials) _____	IS THE APPLICANT'S RESPONSIBILITY TO

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).

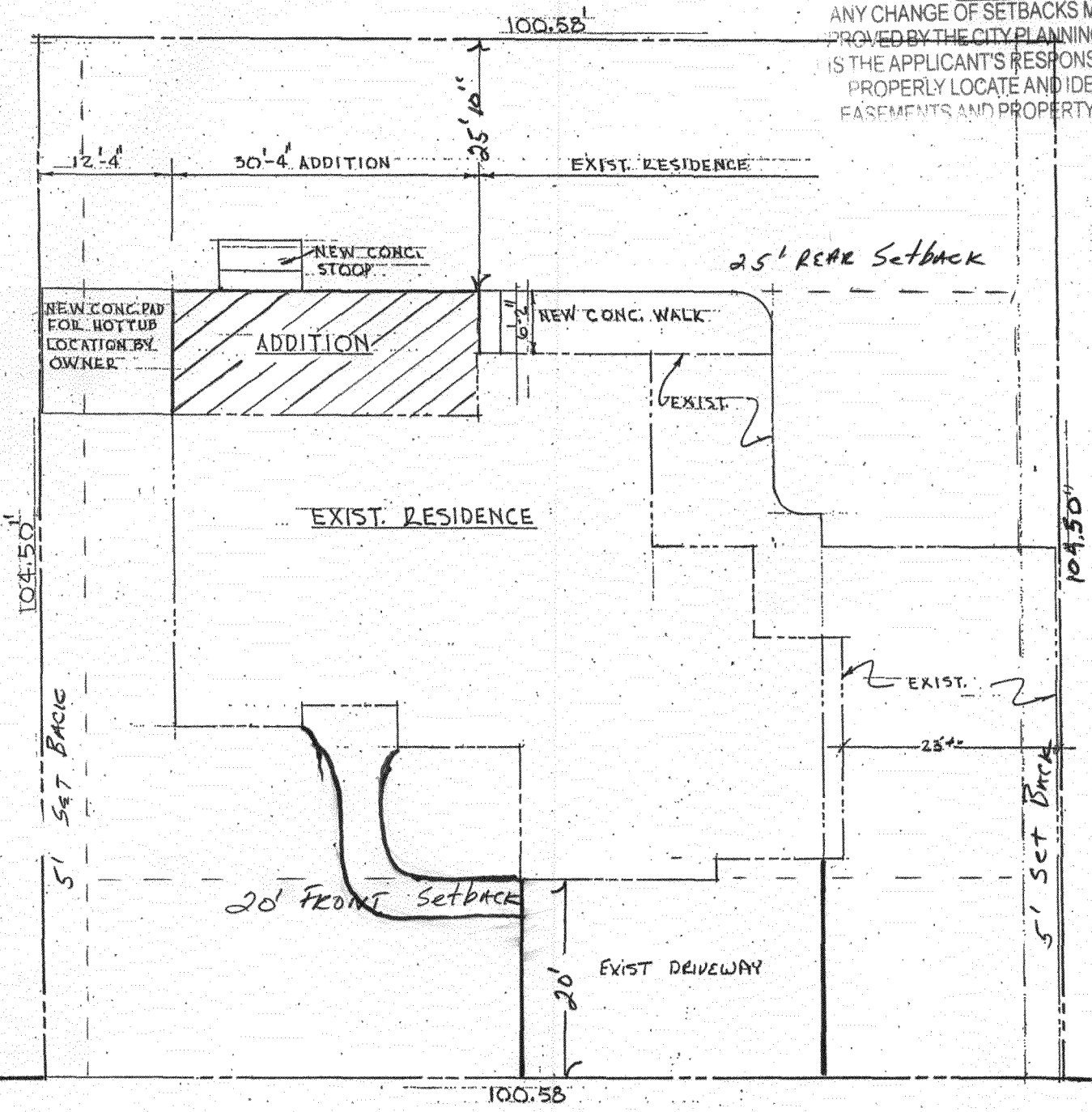
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/25/08
 Department Approval [Signature] Date 8/25/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>8/25/08</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)

ACCEPTED *clm*
 ANY CHANGE OF SETBACKS MUST BE
 PROVIDED BY THE CITY PLANNING DIVISION
 IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.



TAMARRON DRIVE



SET BACKS
 SIDE 5'
 FRONT 20'
 REAR 25'

633 TAMARRON DR.
 PLOT PLAN