

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

#44583-0  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 660 Tamaran Ct.  
 Parcel No. 2943-062-40-004  
 Subdivision Grand View  
 Filing 6 Block 1 Lot 5

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2008 Sq. Ft. Proposed 720  
 Sq. Ft. of Lot / Parcel 10019  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3000  
 Height of Proposed Structure 0

**OWNER INFORMATION:**

Name Todd & Kelly Coffin  
 Address 660 Tamaran Ct.  
 City / State / Zip GS CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
 Address 2491 Hwy 6E 50  
 City / State / Zip GS CO 81505  
 Telephone 241-4133

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): 18 X 40 Pool

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>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 _____
Maximum Height of Structure(s) _____	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).

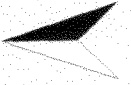
Applicant Signature [Signature] Date 2-17-10  
 Department Approval [Signature] Date 2/17/10

*existing home*

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>pool</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-17-2010</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)

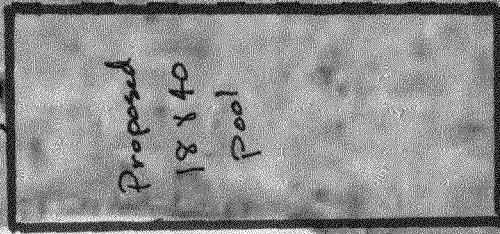
N



ACCEPTED *Pet Ordinance 21710*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

93'

43'



15'

10'

110.15'

110.18'

653 TAMARRON DR

650 TAMARRON DR

653 TAMARRON DR

93'

TAMARRON DR

SCALE 1 : 187

