

FEE \$ 10
TCP \$ 500

BLDG PERMIT NO. 68034

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

THIS SECTION TO BE COMPLETED BY APPLICANT

Call when ready
250-8022

BLDG ADDRESS 392 BUTTE COURT TAX SCHEDULE NO. 2945-174-42-006

SUBDIVISION COBBLESTONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1874

FILING Pr 2 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER TML ENTERPRISES INC ^{JOHN M} ~~LOFTON~~ NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2401, GR JCT, CO 81502

(1) TELEPHONE 248-9815 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TML ENTERPRISES INC USE OF EXISTING BLDGS SINGLE FAMILY RES

(2) ADDRESS Box 2401, GR JCT, CO 81502 DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 248-9815 SINGLE FAMILY RES

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Tom

ZONE PR4 Maximum coverage of lot by structures ---

SETBACKS: Front 20' from property line (PL) or --- from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 10' from PL Special Conditions Cannot build into setback

Maximum Height ~~25'~~ 25' CENSUS TRACT 1401 TRAFFIC ZONE 911

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 2/3/99

Department Approval [Signature] Date 2-9-99

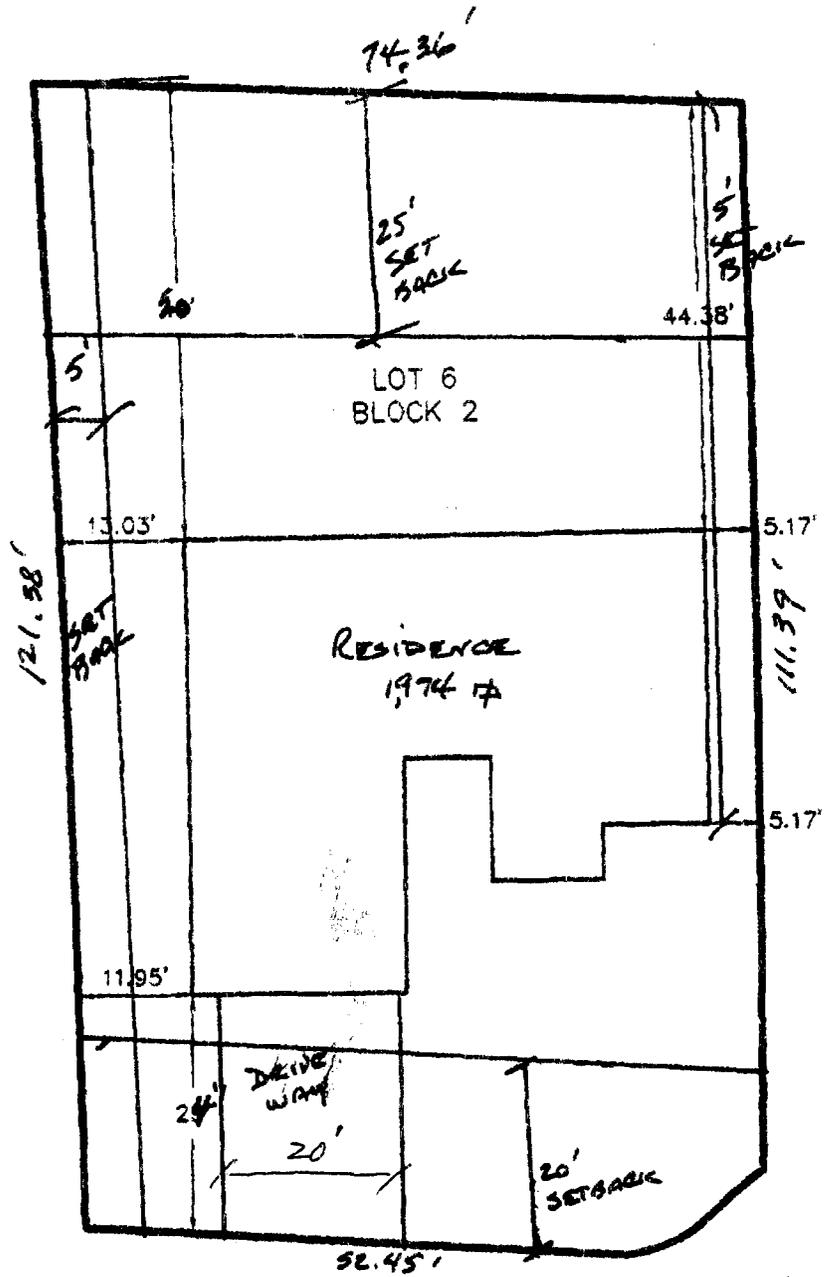
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11912

Utility Accounting [Signature] Date 2/9/99

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)

← NORTH



392 BUTTE COURT

Drive OK
 Rick Davis
 7-5-99
 TML ENTERPRISES INC

ACCEPTED KV 2-9-99
 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.



JOB NO. 8367-78