

FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

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

BLDG PERMIT NO. 76954



Your Bridge to a Better Community

BLDG ADDRESS 716 LOCKWOOD WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1438

TAX SCHEDULE NO. 2701-334-33-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER TML ENTERPRISES INC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS Box 2569 GR JCT CO USE OF EXISTING BUILDINGS SINGLE FAMILY RES

(1) TELEPHONE 250-8022 DESCRIPTION OF WORK & INTENDED USE SINGLE FAM RES

(2) APPLICANT TML ENTERPRISES INC TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Box 2569 GR JCT CO

(2) TELEPHONE 250-8022

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 PD Maximum coverage of lot by structures 4590

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 9 TRAFFIC 4 ANN# _____

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).

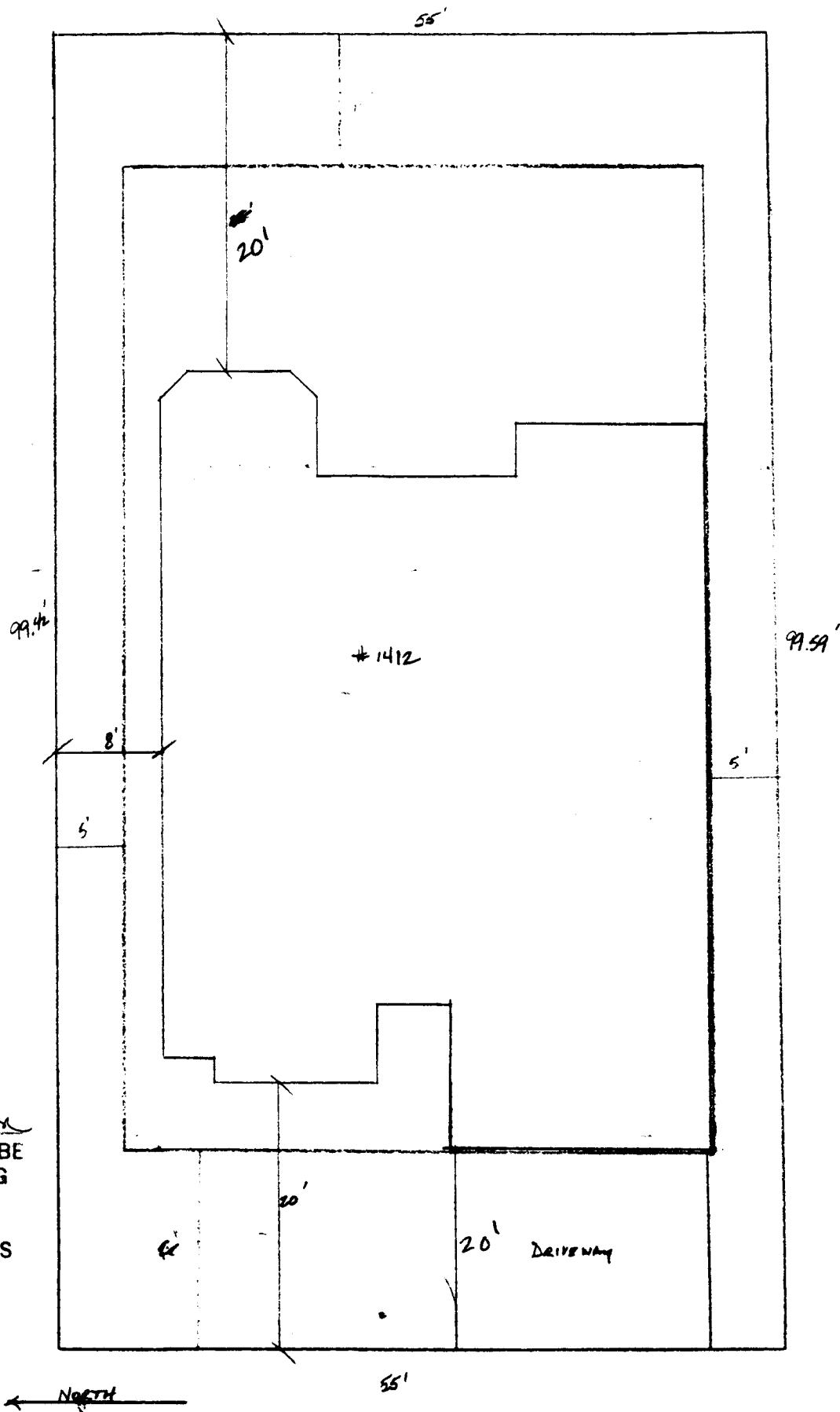
Applicant Signature [Signature] Date 9/19/00

Department Approval C.F.B. Clay Wilson Date 9/25/00

Additional water and/or sewer tap fee(s) are required:	YES <u>[initials]</u>	NO	W/O No. <u>13411</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/25/00</u>

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)



9-25-00
 ACCEPTED *Jay Gibson*
 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.

716 LOCKWOOD WAY
 LOT 3