

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79480



Your Bridge to a Better Community

BLDG ADDRESS 709 LOCKWOOD CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1470 sqft
TAX SCHEDULE NO. 2701-334-32-009 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1470 sqft
FILING 1 BLK 2 LOT 9 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER TML ENTERPRISES INC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS Box 2569, GR JCT CO 81502 USE OF EXISTING BUILDINGS SINGLE FAMILY RES
(1) TELEPHONE 250-8022 DESCRIPTION OF WORK & INTENDED USE new home
(2) APPLICANT TML ENTERPRISES INC TYPE OF HOME PROPOSED:
(2) ADDRESS Box 2569, GR JCT CO 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 250-8022 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 8 Maximum coverage of lot by structures 45%
SETBACKS: Front 20' 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
Special Conditions _____
Maximum Height 32' CENSUS 4 TRAFFIC 9 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).

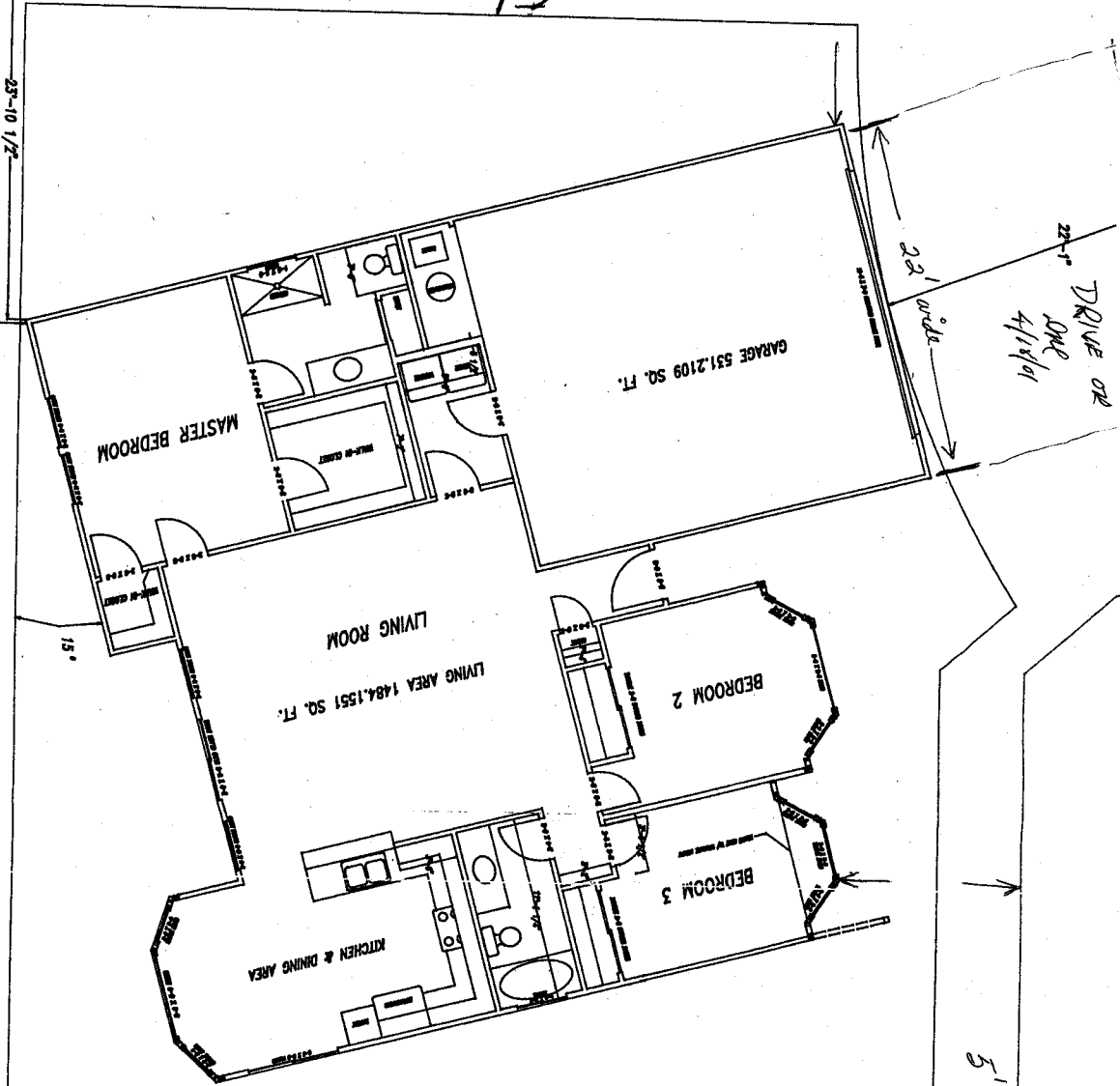
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Thomas M. Falk Date 4/4/01
Department Approval Patricia Taylor Johnson Date 4/19/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13715</u>
Utility Accounting <u>Patricia Taylor Johnson</u>	Date <u>4-19-01</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)



709 Lochwood Court

TAL ENTERPRISES	
SCALE: NONE	DRAWN BY: M
DATE: APR. 1979	APPROV.:
709 LOCHWOOD CT.	
PLOT PLAN	

LOT 9
BLOCK 2

S89D5641'E

79.46°

Accepted
10/6/79

ACCEPTED
 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.

10' utility easement

5' utility easement