

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79930



Your Bridge to a Better Community

BLDG ADDRESS 716 LOCHWOOD WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 8x12

TAX SCHEDULE NO. 2701-334-33-003 SQ. FT. OF EXISTING BLDGS 1438 #
96

SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1534 #

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

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

(1) ADDRESS Box 2569 GJ CO USE OF EXISTING BUILDINGS ENCLOSE PATIO

(1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE ENCLOSE PATIO

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

(2) ADDRESS Box 2569 GJ CO

(2) TELEPHONE 201-8022

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 45%

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 no change

Maximum Height 32' Special Conditions _____

CENSUS 9 TRAFFIC 4 ANNEX# _____

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).

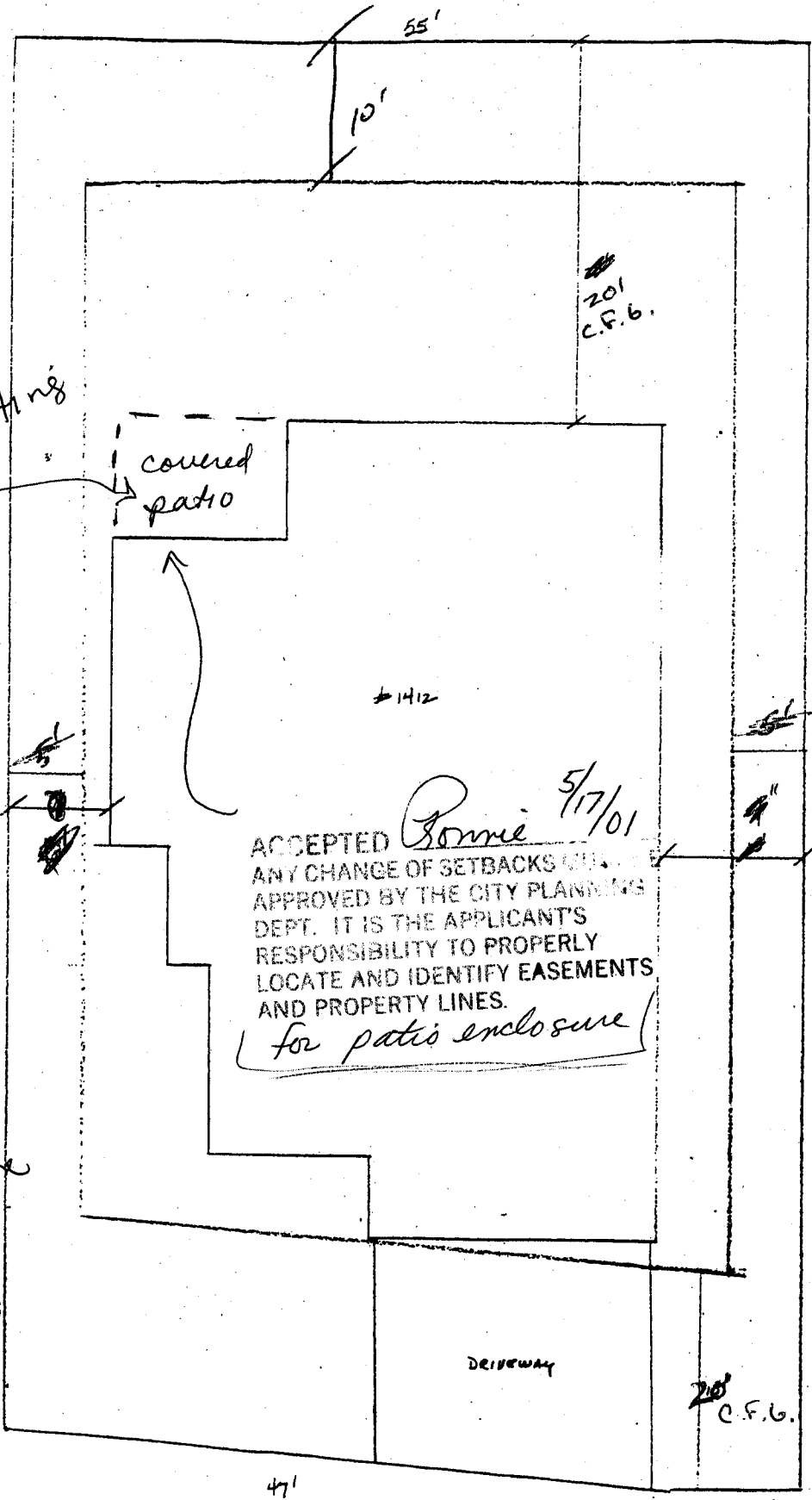
Applicant Signature [Signature] Date 5/17/01

Department Approval Ronnie Edwards Date 5-17-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/Q No. <u>Enclose patio</u>
Utility Accounting <u>[Signature]</u>		Date <u>5-17-01</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)



enclose existing patio

covered patio

20' C.F.G.

#1412

99.42'

ACCEPTED *Ronnie* 5/17/01
 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.
for patio enclosure

revised 10/19/00

~~ACCEPTED *Bob Gibson* 9-25-00
 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.~~

DRIVEWAY

20' C.F.G.

41'

8.11'

← NORTH

716 ~~208~~ LOCKWOOD WAY