

FEE \$	10 ⁻
TCP \$	198 ⁻
SIF \$	292 ⁻

\$ 500⁰⁰

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

BLDG PERMIT NO. 78374



Your Bridge to a Better Community

BLDG ADDRESS 720 LOCHWOOD WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1424

TAX SCHEDULE NO. 2701-334-33-005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1424

FILING 1 BLK 3 LOT 5 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, GD Jct CO USE OF EXISTING BUILDINGS SINGLE FAM 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, GD 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 PR 8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' for garage 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).

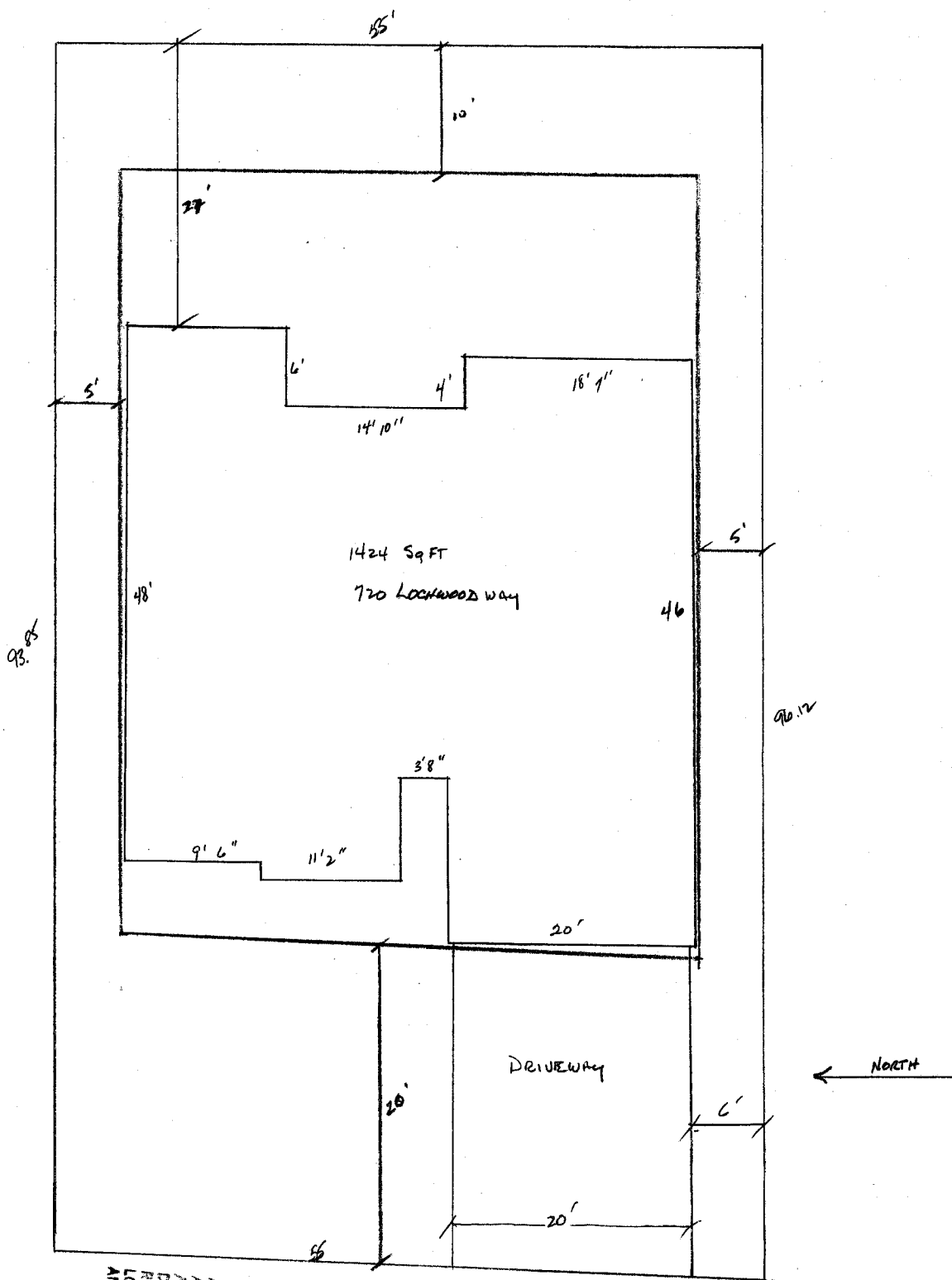
Applicant Signature Thomas M. Ridge Date 1/16/01

Department Approval [Signature] Date 1/23/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13673</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-23-01</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)



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

W. M. ...
 1/24/01

TML ENTERPRISES INC
 250-8022
 Lockwood Way

Drive OK
 DAP
 1/17/01