

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>500⁰⁰</u>
SIF \$ <u>292⁰⁰</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 8911



Your Bridge to a Better Community

BLDG ADDRESS 2430 Aspen Ridge Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1,538
Parent/Parcel 1,470 #

TAX SCHEDULE NO. 2701-333-02-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 3 LOT 4 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 Coal Jet CO USE OF EXISTING BUILDINGS Single Family Res.

(1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) APPLICANT Same as above TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 P1D Maximum coverage of lot by structures _____

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 20' from PL Parking Req'mt 2

Maximum Height 32 Special Conditions Letter from Engineer Required

CENSUS 9 TRAFFIC 5 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 10/11/01

Department Approval [Signature] Date 10/15/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14319</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/15/01</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)