

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 81912



Your Bridge to a Better Community

BLDG ADDRESS 2434 Roan Ridge Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1619 sq
parent parcel
 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 3 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER TMC Enterprises Inc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS Box 2569, Gd Jct 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:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 PD 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
 CENSUS 9 TRAFFIC 5 ANNEX# R. 9. 1

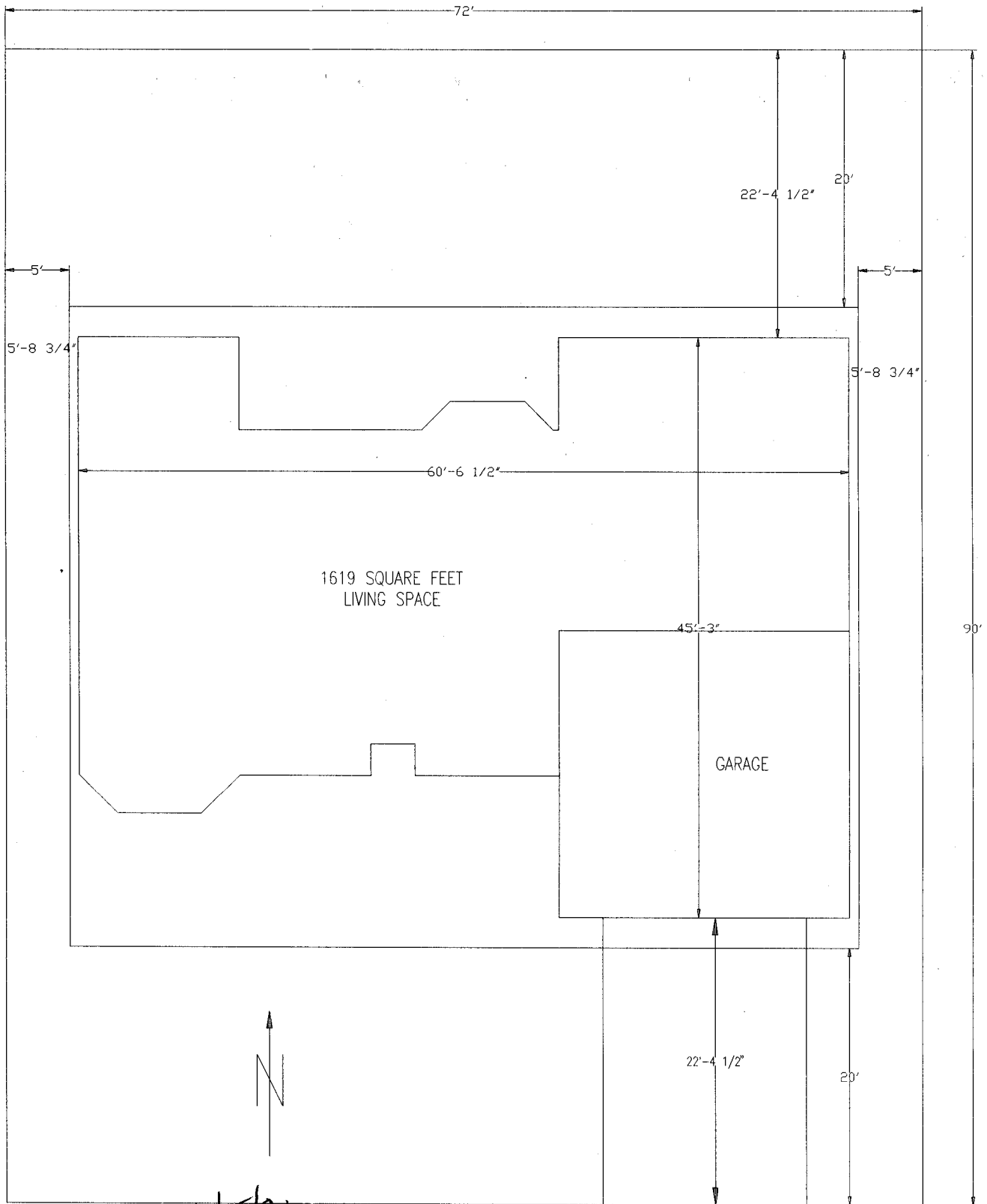
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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>4321</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>10/15/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



ACCEPTED *10/15/01*
C. Faye 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

ROAN RIDGE ROAD
 BLOCK 3 LOT 3
 SPANISH TRAILS

DRIVE OK
EH 10/15/01