

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81913



Your Bridge to a Better Community

BLDG ADDRESS 2438 Poplar Ridge Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1472
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 2 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 2509, Ed 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 owner 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
Special Conditions Letter from Engineer Regr
Maximum Height 32' 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).

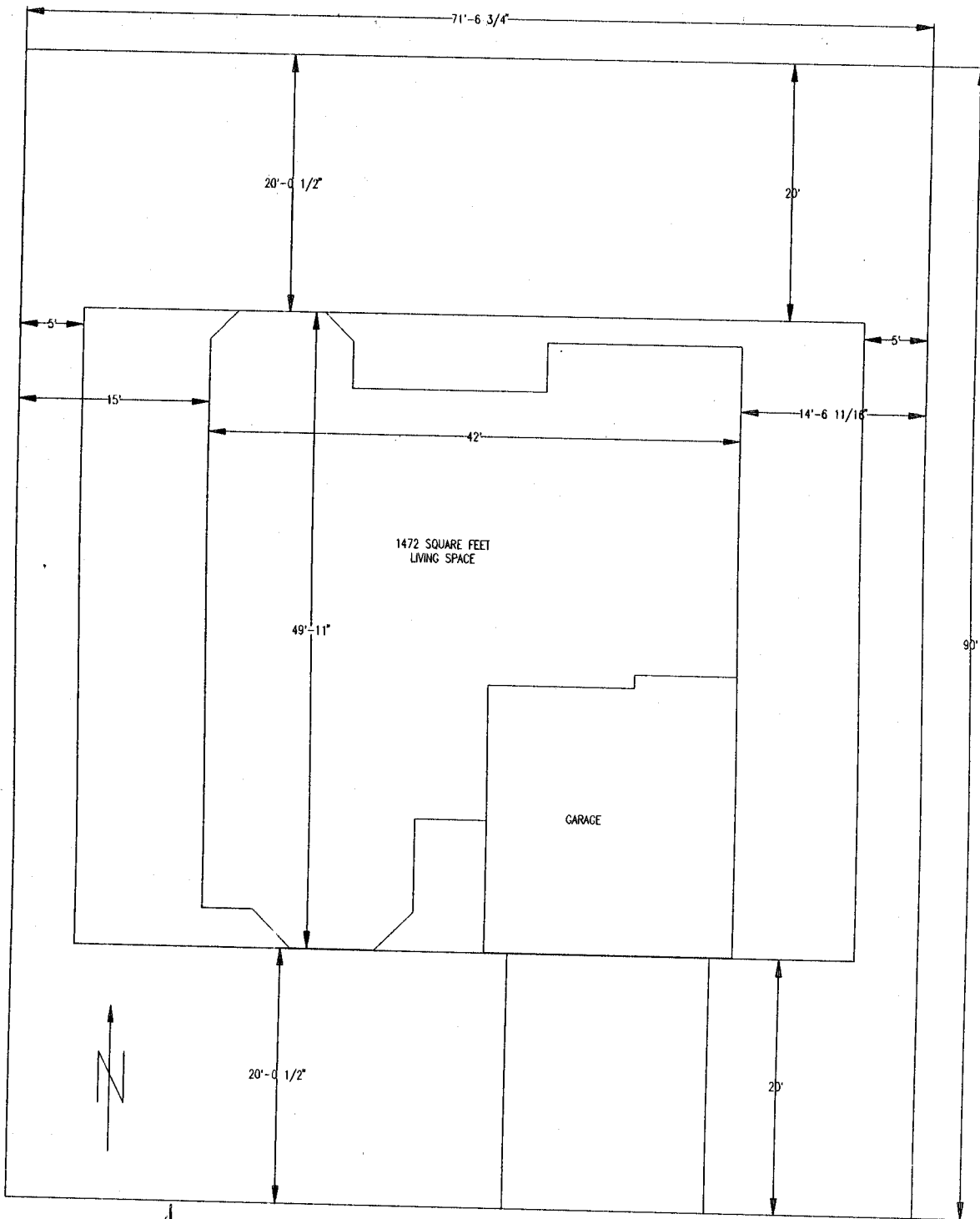
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Thomas M. [Signature] Date 10/12/01
Department Approval C. Jay [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>14320</u>
Utility Accounting	<u>Kate Elsbury</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)



ACCEPTED *C. Jane Wilson*
 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 2
 SPANISH TRAILS
2438 Roan Ridge Rd

DRIVE OK
EH
 10/15/01