

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84393



Your Bridge to a Better Community

BLDG ADDRESS 1680 PARMIGAN CIRCLE CT. Ridge SQ. FT. OF PROPOSED BLDGS/ADDITION 233 ENCL. PATO
 TAX SCHEDULE NO. 2945-012-69-009 842-169-103-262 SQ. FT. OF EXISTING BLDGS 1856
 SUBDIVISION Parmigan Ridge North TOTAL SQ. FT. OF EXISTING & PROPOSED 2089
 FILING _____ BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER JAMES CHAPMAN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1680 PARMIGAN CIRCLE CT USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 970-242-1297 DESCRIPTION OF WORK & INTENDED USE SUN-PORCH COVER CONC. PATO
 (2) APPLICANT TML ENTERPRISES TYPE OF HOME PROPOSED:
 (2) ADDRESS 2533 WEST PINYON, GARDEN CITY, CO. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-202-8022 _____ Manufactured Home (HUD)
 _____ Other (please specify) Porch

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 PAID
 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 15' from PL Parking Req'mt TB
 Maximum Height _____ Special Conditions allo approval Req'd
 CENSUS _____ TRAFFIC _____ 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).

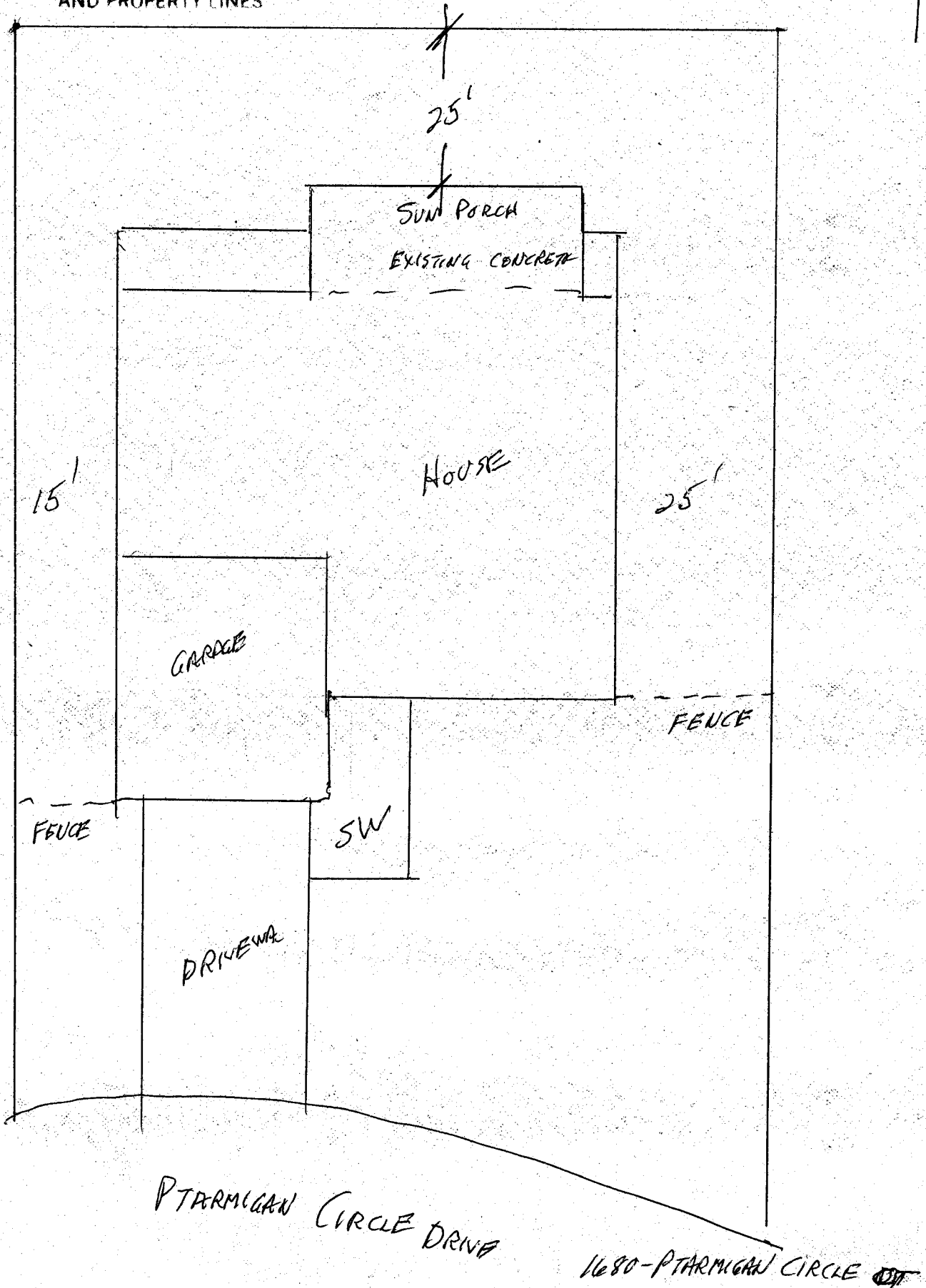
Applicant Signature TML Enterprises by Douglas O. Johnson Date 5-3-02
 Department Approval C. Fay Johnson Date 5/3/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>UBensley</u>		Date <u>5/3/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

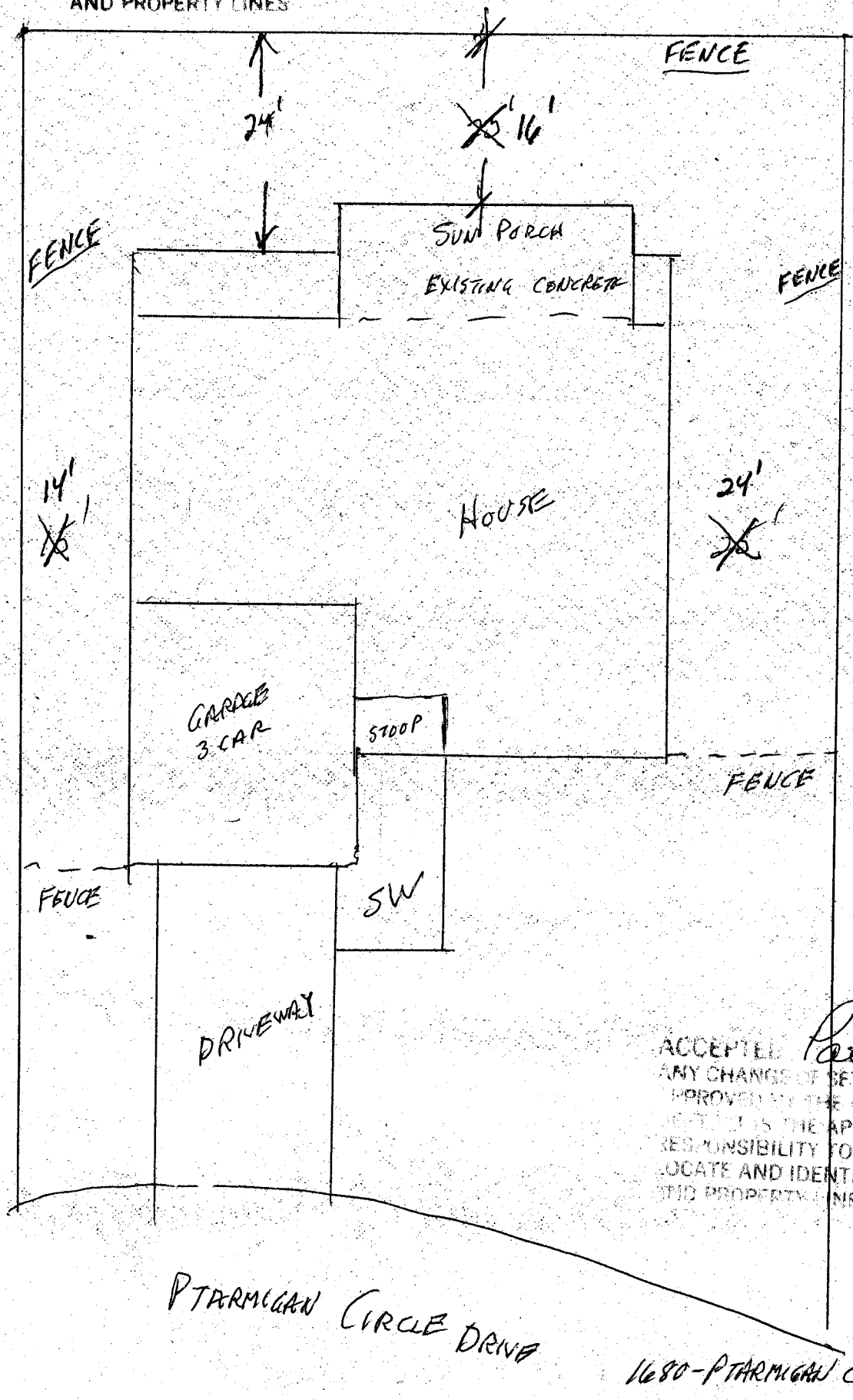
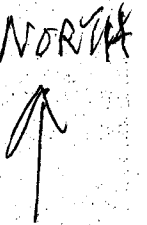
5/3/02
ACCEPTED *Clare Gibson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

NORTH
↑



5/3/02
ACCEPTED *C. Faye Nelson*
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

1680 Ptarmigan Court Circle



5-17-02
ACCEPTED *Pet Bushman*
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