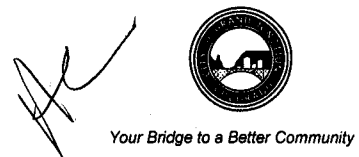


FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 83201



BLDG ADDRESS 2429 Roan Ridge Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1356/2712
 TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Spanish Wells TOTAL SQ. FT. OF EXISTING & PROPOSED 1356/2712
 FILING 1 BLK 2 LOT 2 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 2509 Grand Co 81502 USE OF EXISTING BUILDINGS Single Family Res.
 (1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE Single Family Res.
 (2) APPLICANT TML Enterprises Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS Box 2509 Grand Co 81502 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 201-8022 _____ 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 15' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Requires letter from lic eng
 CENSUS 9 TRAFFIC 5 ANN# _____

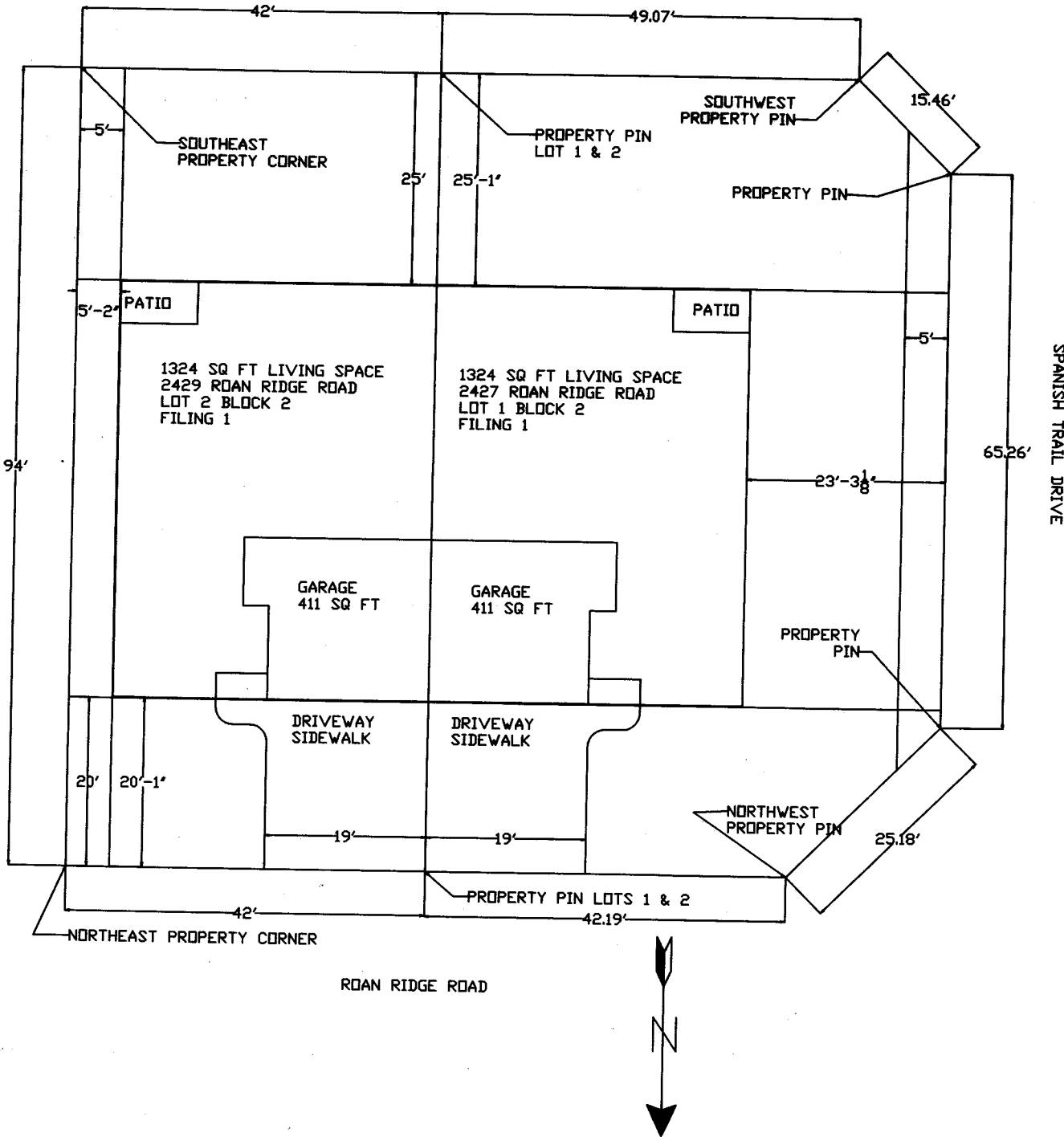
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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. Laska Date 2/12/02
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>14588</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-19-02</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)



Drive of
 2/15/02

2-19-02
 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.
 [Signature]