

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

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

BLDG PERMIT NO. 83067



Your Bridge to a Better Community

BLDG ADDRESS 2435 Pean Ridge Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1324 #
 TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS 1324 #
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1324 #
 FILING 1 BLK 2 LOT 5 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, GJ CO USE OF EXISTING BUILDINGS Single Family
 (1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT TML Enterprises Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS Box 2569, GJ CO 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 0/5' from PL, Rear 25' from PL Parking Req't 2
 Maximum Height 32' Special Conditions Letter from Engineering Req'd
 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 1/29/02
 Department Approval fb Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>14534</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>1/31/02</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)

ACCEPTED *Cheryl [Signature]*
 1/31/02
 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.

DRIVE OK
 DMR
 1/31/02

