

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80366



Your Bridge to a Better Community

BLDG ADDRESS 2437 Roan 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 _____
 FILING 1 BLK 2 LOT 6 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, GJ CO USE OF EXISTING BUILDINGS Single Family Attached
 (1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE Single Family Attached
 (2) APPLICANT TML Enterprises Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS Box 2509, 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'mt 2
 Maximum Height 32' Special Conditions Letter from Engineering
 CENSUS 9 TRAFFIC 5 ANNEX# Req'd

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).

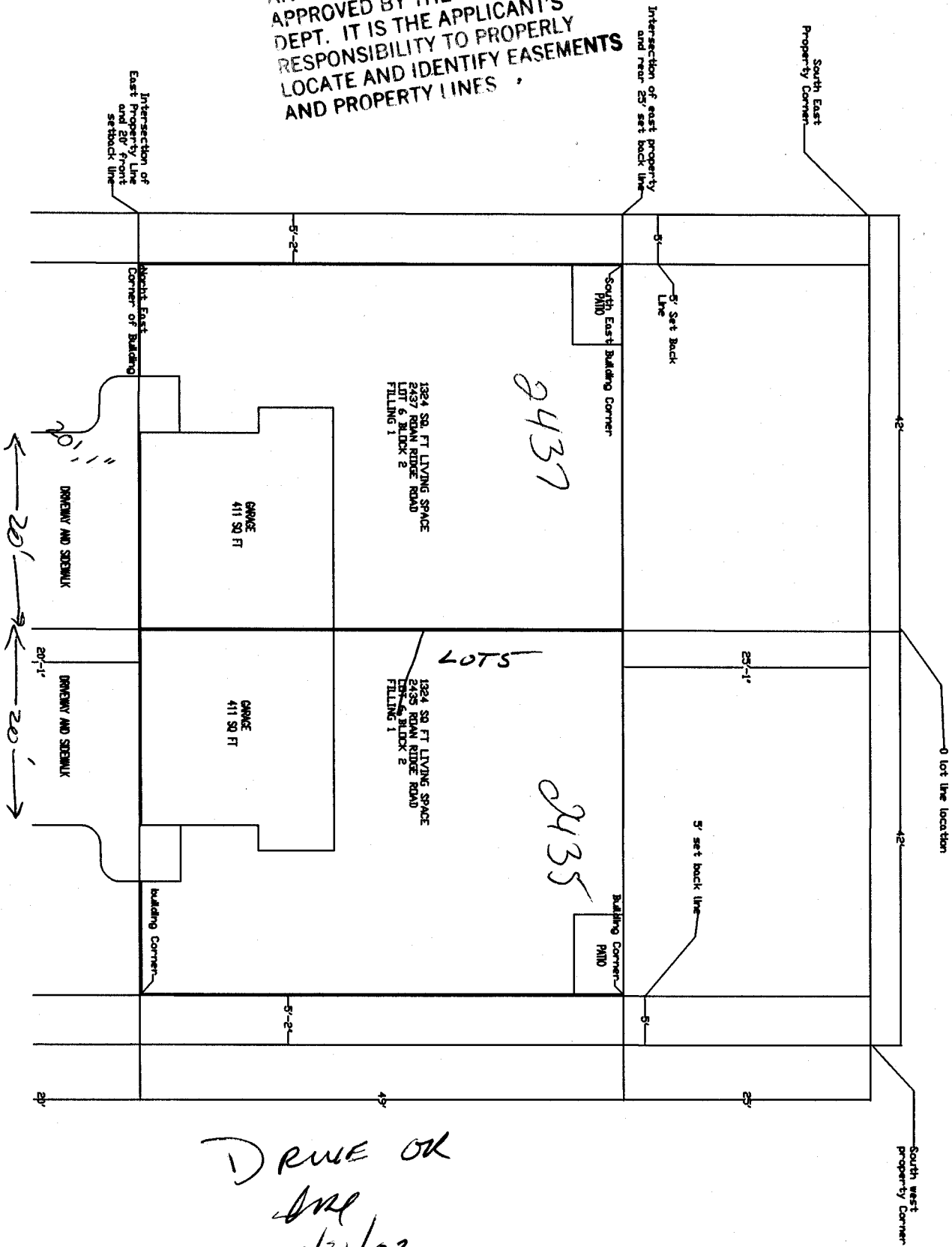
Applicant Signature [Signature] Date 1/29/02
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14553</u>
Utility Accounting	<u>Kathleenberry</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)

1/31/02
 C. J. Wilson
 ACCEPTED
 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.



DRIVE OK
 me
 1/31/02