

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

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

BLDG PERMIT NO. 85754



Your Bridge to a Better Community

BLDG ADDRESS 421 Saddle Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2545

TAX SCHEDULE NO. 2945-174-45-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Ridge at Cobblestone TOTAL SQ. FT. OF EXISTING & PROPOSED 2545

FILING _____ BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Mr & Mrs Robert Landwehr NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2284 Alhambra Court GJ USE OF EXISTING BUILDINGS Single Family Res.

(1) TELEPHONE 242-1772 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT TML Enterprises Inc TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Box 2509, Gr Jet Co

(2) TELEPHONE 201-8022

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 70

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 Ridge setback line from PL Parking Req'mt 20'

Maximum Height 28' Special Conditions ACED approval required

CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 8/7/02

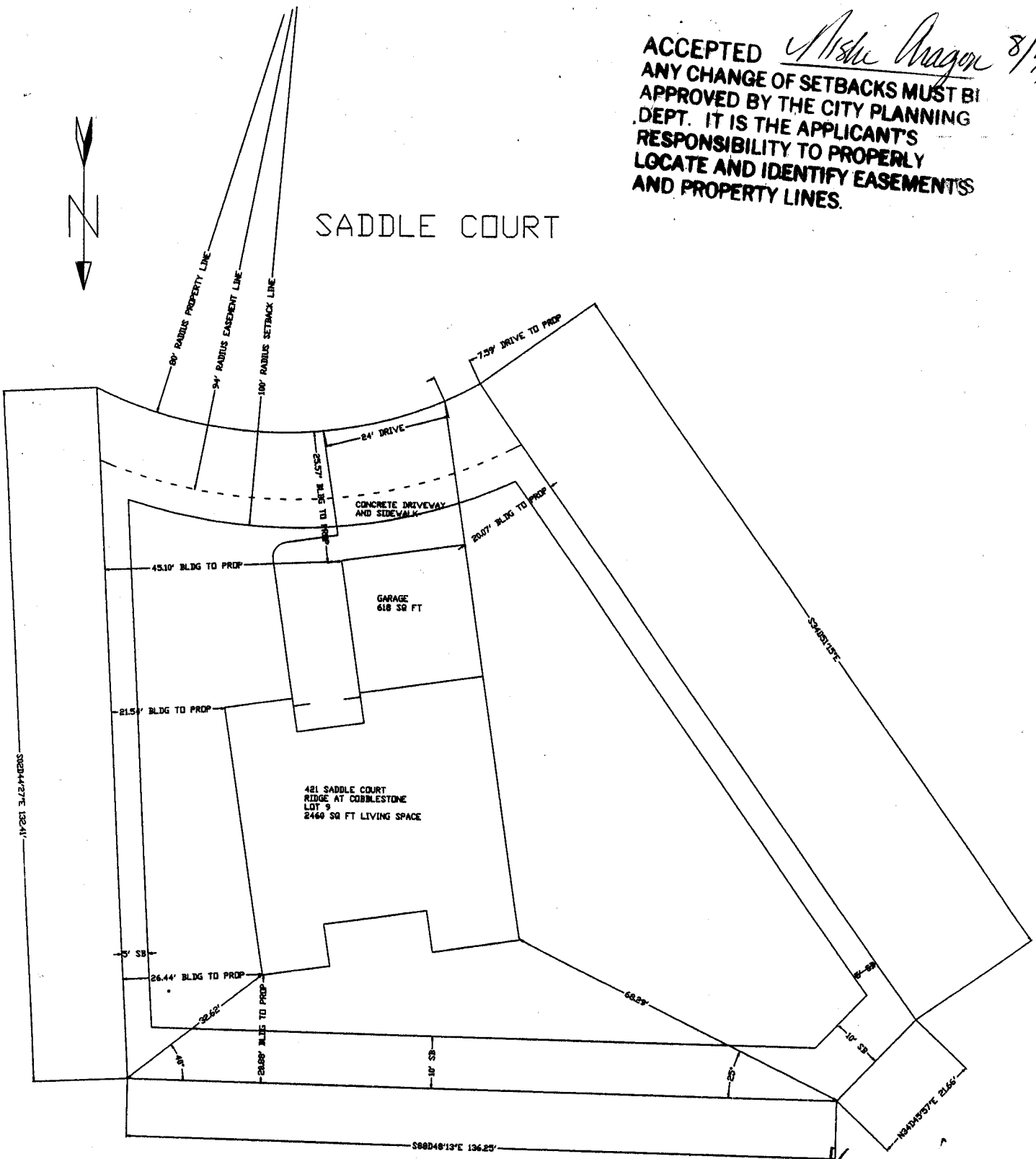
Department Approval [Signature] Date 8/7/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15/PS</u>
Utility Accounting <u>UBensley</u>	Date <u>8/7/02</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 *Alaska Oregon* 8/7/02
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
Rick Downs
8-6-02*