

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

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

BLDG PERMIT NO. 85029



Your Bridge to a Better Community

BLDG ADDRESS 2429 SPANISH BRANCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1469 #
 TAX SCHEDULE NO. 2701-333-05-010 SQ. FT. OF EXISTING BLDGS 0 7469 #
 SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1469'
 FILING _____ BLK 3 LOT 10
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER TML ENTERPRISES, INC
 (1) ADDRESS P.O. Box 2569 USE OF EXISTING BUILDINGS Single Family Res^{now}
 (1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT TML ENTERPRISES, INC TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 2569 Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 201-8022 _____ Manufactured Home (HUD)
 _____ 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 letter from licensed engineer 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 6/12/02
 Department Approval [Signature] Date 6-19-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O NO. <u>5040</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-19-02</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)

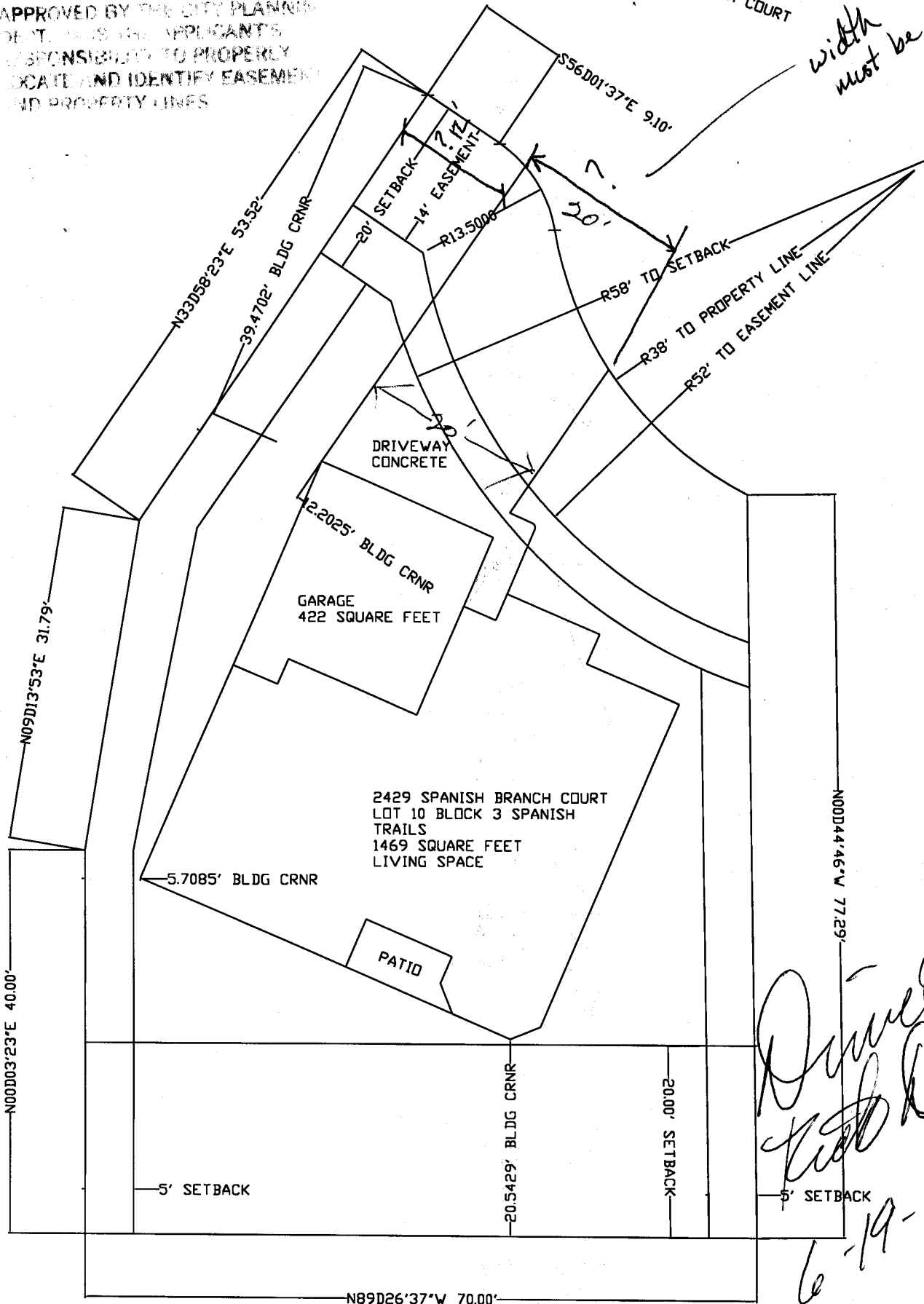
6-19-02

Pat Rusliman

ACCEPTED
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

SPANISH BRANCH COURT

width
must be ≤ 30 ft



Pat Rusliman
6-19-02